

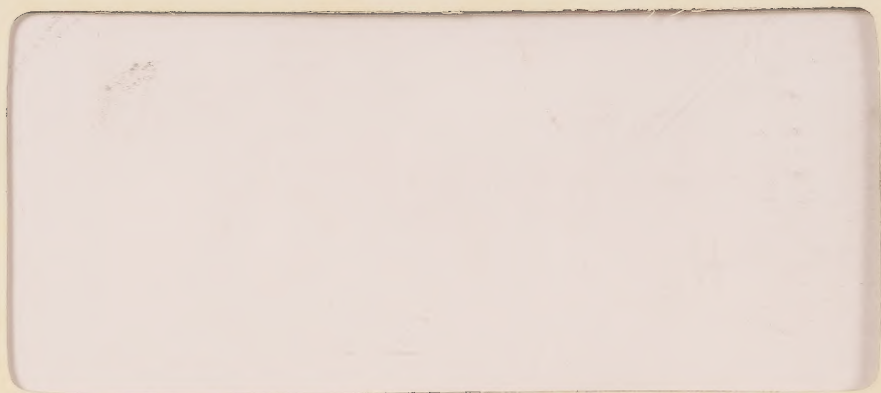
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Appraisal REPORT

VOLUME I

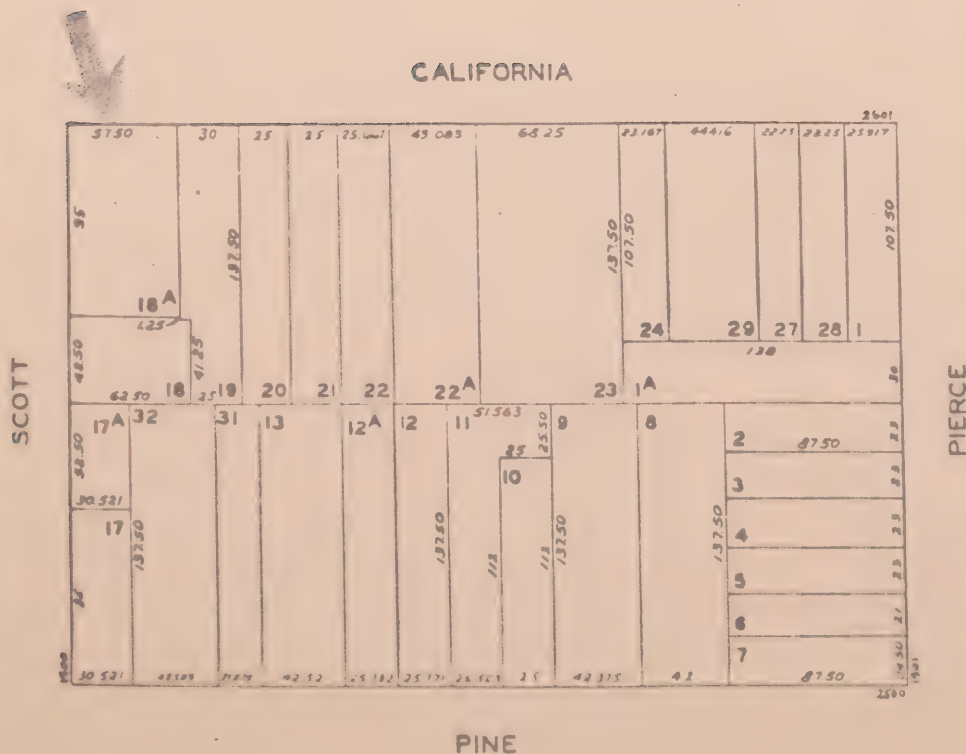
Vacant Land and
Single Family Residential

Floyd D. Clevenger M.A.I.



VOLUME I

Vacant Land and
Single Family Residential





Address: 1806 West Street

Type of Improvement: Valued Land

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: *Land \$ 20,200.00 Improvements \$ None

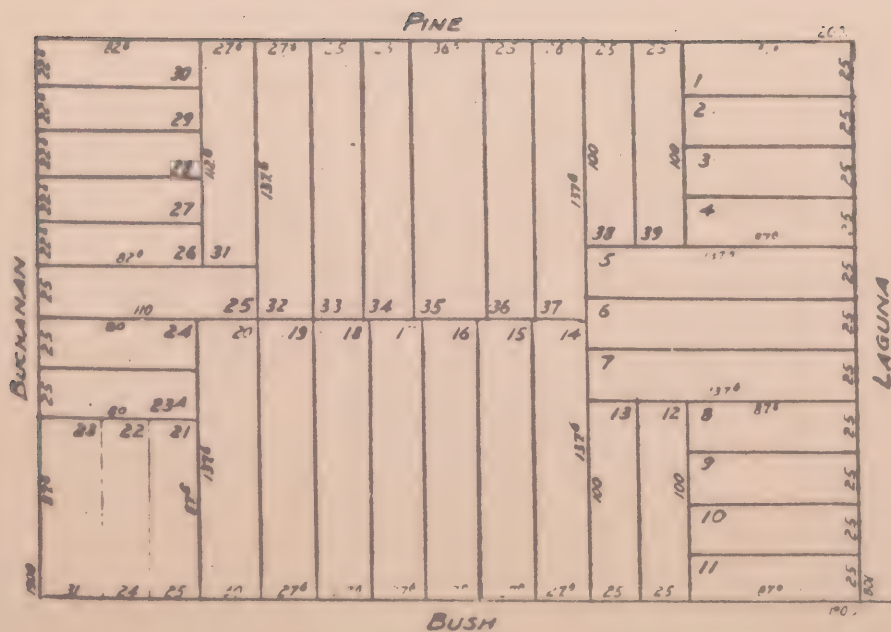
1969-70 Taxes \$ 620.64

* Assessed value is 25% of above figures.

Block 662 Lot 19

SALES DATA

DONOR: Donald Schmuck and Cecylia Schmuck, his wife
 GRANTEE: Masao Ashizawa and Agnes T. Ashizawa, his wife
 ZONING: San Francisco R-3
 REFERENCE: Book B268, Page 677, File No. R11014
 DATE OF DEED: August 8, 1968 DATE OF RECORDING: 08/17/68
 SALE PRICE: \$26,600.00
 LAND AREA: 3,781 Sq.Ft. (27.5' x 137.5')
 UNIT VALUE: \$7.04 per Sq.Ft.
 CONFIRMED: County Records
 COMMENTS: Vacant Lot.
 Mr. Schmuck purchased this lot in mid 1963 for
 \$24,000.00 or \$6.35 per Sq.Ft.



Block 662 Lot 19

Address: _____

Type of Improvement: _____

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: * Land \$ 19,000.00 Improvements \$ none
1969-70 Taxes \$ 583.76

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* Assessed value is 25% of above figures.

Block _____ Lot _____

SALES DATA

GRANTOR: Mount Zion Hospital and Medical Center, a corporation

GRANTEE: Volney P. Bell, a married man

ZONING: San Francisco R-4

RECORDING: Book B273, Page 736, File No. R14666

DATE OF DEED: September 16, 1968 DATE OF RECORDING: 9/17/68

.R.S. \$26.4

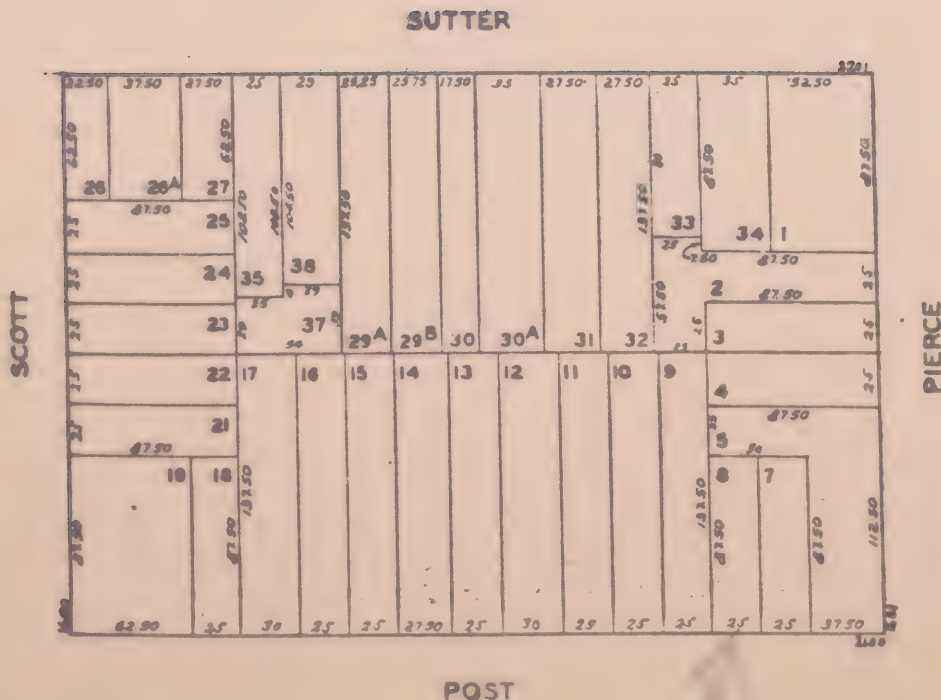
SALE PRICE: \$24,000.00

LAND AREA: 2,188 sq.ft.

UNIT VALUE: \$10.97 per sq. ft.

CONFIRMED: Mr. Truit Jones, Acc. Dept. of Mount Zion Hospital 1/8/70
Mrs. Johnson 1/9/70

COMMENTS: Land was improved with old residence which was demolished for construction of a convalescent hospital. Residence was vacant. There was no income at the time of sale.



Block 681 Lot 8

Address: 2134 Post Street

Type of Improvement: 2 story wood frame dwelling with 12 rooms and an apart
basement ----- Was demolished in 1968

Improvement Built: 1895 approximately Rental Rate: _____

Building Area: 3,880 sq. ft. Rents: _____

First Floor 1,390 sq. ft. _____

Second Floor 1,390 sq. ft. _____

Third Floor _____ sq. ft. _____

Basement 1,100 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building has rustic shingle stucco for the exterior walls over concrete foundation and full partly finished basement with concrete floor. Tar and gravel flat roof and pine and plaster interior trim. Rooms consist of 11 pine floors and one hardwood floor, 2 bathrooms with 8 fixtures and 2 built in tubs with one separate toilet. Heating is provided by two circulating heaters and 2 fireplaces. There are two porches and 9 closets.

Assessed Valuation: * Land \$ 23,000.00 Improvements \$ None

1969-70 Taxes \$ 706.66

SALES DATA

GRANTOR: Joyna Inc.

GRANTEE: Fred R. Winn, a single man

ZONING: San Francisco R-4

RECORDING: Book B 97, Page 874, File No. P26048

DATE OF DEED: October 28, 1966

DATE OF RECORDING: 11/18/66

FILE NO. 11110

SALE PRICE: \$26,000.00

LAND AREA: 3,313 sq.ft

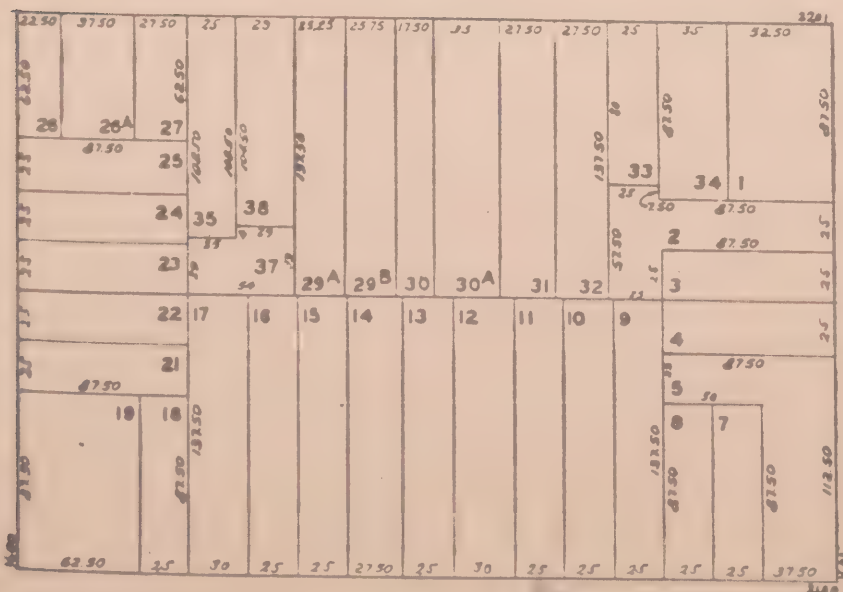
NIT VALUE: \$7.85 per sq.ft. of land

CONFIRMED: Mr. Fred R. Winn, an attorney 12/20/69

COMMENTS: Gerthal A. Benjamin, a widow granted realty to Joyna Inc. by deed dated August 2, 1966 and recorded in Book B 97, Page 872, File No. P26046 - \$1.10.

Mr. Winn, an attorney, buys properties around San Francisco. He owned 2 adjacent parcels Lots 9 and 10 and purchased this property for \$1,000. cash down and a \$25,000.00 first deed of trust at 10% interest, all due in 2 years. He rented the total house to a woman for \$200.00 per month (she rented out rooms). He was only able to collect about 1/2 the time so considered his income as \$100.00 per month. He promoted a sale for his 3 parcels together with the adjacent parcels All 4 parcels were sold. The others sold for \$11.00, \$14.00, \$15.00 and \$19.00 per sq.ft. All improve-

SUTTER



Lot 9 produced \$90.00 for 2 apartments on second floor and \$80.00 for 1st. floor. He stated Lot 10 also produces \$170.00 per month income.

Block 681 Lot 11

POST

Address: 2140 - 42 Post Street

Type of Improvement: 2 story, 18 room, used as 3 flats.

Improvement Built: 1895 (approx.) Rental Rate: _____

Building Area: 4,305 sq. ft. Rents: _____

First Floor 1,695 sq. ft. _____

Second Floor 1,695 sq. ft. _____

Third Floor _____ sq. ft. _____

basement finished 915 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood sides on concrete foundation. There are 4 finished rooms in the basement. Balance is unfinished. Exterior walls have stucco and rustic with plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 7 rooms with hardwood floors, 11 with pine. There are 3 bathrooms, 14 fixtures, 3 tubs and 3 built-in showers. 2 fireplaces, gas circulating heaters, 9 closets are in this building. Building was demolished in 1969 by S.F.R.A.

Assessed Valuation: * Land \$ 25,000.00 Improvements \$ none

1969-70 Taxes \$ 768.12

* Assessed value is 25% of above figures.

Block 681 Lot 12

SALES DATA

GRANTOR: Teruo Morishita, Yone Morishita, Alan Morishita, Teruko Shimizu and Marshal Morishita

GRANTEE: Volney P. Bell, a married man

ZONING: San Francisco P-4

RECORDING: Book B255, Page 398, File No. R01159

DATE OF DEED: June 18, 1968 DATE OF RECORDING: 7/5/68

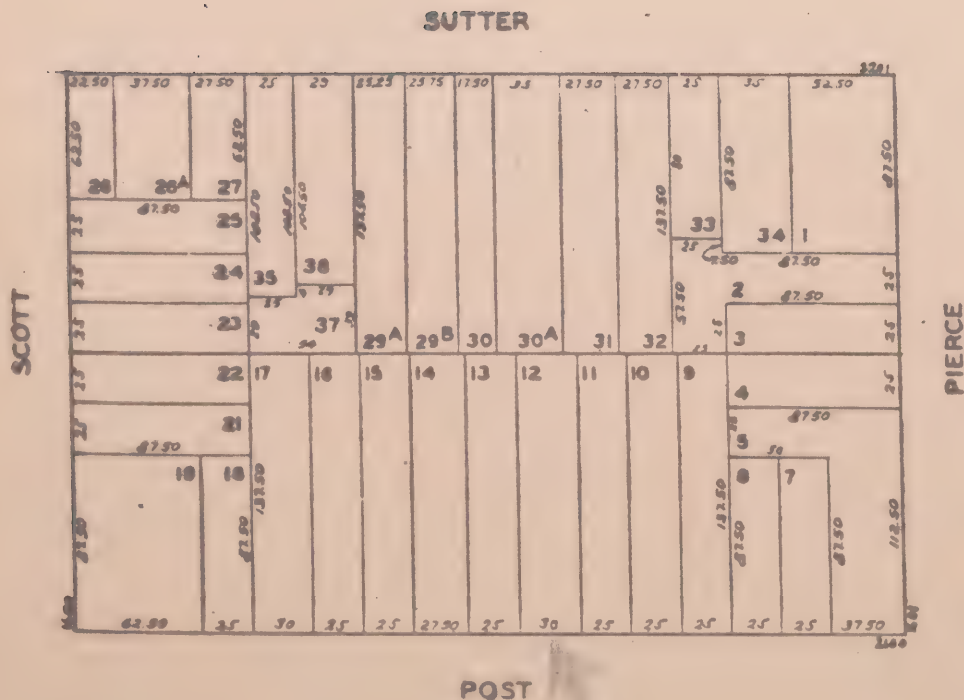
SALE PRICE: \$51,500.00

LAND AREA: 3,975 sq.ft.

UNIT VALUE: \$12.96 per sq.ft

CONFIRMED: Mrs. George Morishita (Yone) 1/3/70

COMMENTS: Mrs. Yone Morishita says after World War II internment of Japanese, they purchased this two story flat and raised their family here. There is no rental history. The others on the deed are her sons and daughters. Mr. Bell purchased to assembly with adjacent parcels, to tear down, residence and built a Convalescent Hospital.



Address: 2148 Post Street

Type of Improvement: 2 story, 16 rooms, used as 3 flats.

Improvement Built: 1895 Rental Rate: _____

Building Area: 4,750 sq. ft. Rents: _____

First Floor 1,750 sq. ft. _____

Second Floor 1,750 sq. ft. _____

Third Floor _____ sq. ft. _____

basement - finished 1,250 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame, brick foundation with full finished basement. Exterior walls are rustic with plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 16 rooms with pine floors, 3 bathrooms, 8 fixtures. There is no permanent heat. There are 8 closets. NOTE: Flats used as 6 housekeeping units, baths are shared. Building was demolished sometime in 1969 - believed now owned by S.F.R.A.

Assessed Valuation: * Land \$ 23,000.00 Improvements \$ none

1969-70 Taxes 386.00

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* Assessed value is 25% of above figures.

Block 681 Lot 13

SALES DATA

GRANTOR: Jack W. Leishman and Edna A. Leishman, his wife

GRANTEE: Volney P. Bell, a married man

ACRES: 3.00 (approx.)

RECORDING: 1873 1000 1001

DATE OF DEED: March 5, 1968

DATE OF RECORDING: 9/24/68

PRICE: \$500,000

PRICE: \$500,000

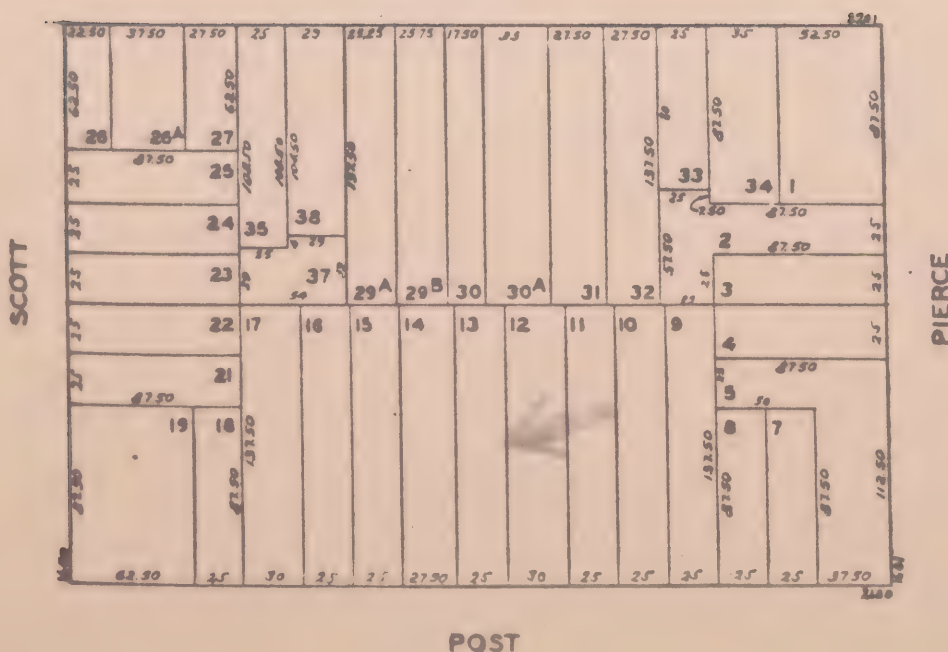
PRICE: \$500,000

PRICE: \$11.92 per sq.ft.

PRICE: Mr. Leishman, a realtor 1/3/70

PRICE: This was an old Victorial made into 5 units with kitchens and only 4 baths. It had been vacant and condemned for 1 1/2 years before sale. It had been boarded up but was vandalized of all its marble and other features of value. Mr. Leishman's memory of income before closing was a total of approximately \$275.00 per month.

SUTTER



Block 681 Lot 13

Address: 2154 Post Street

Type of Improvement: 5 rooms, 1 story, single family residence.

Improvement Built: 1890 Rental Rate: _____

Building Area: 1,896 sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame, brick foundation. There is a full basement, unfinished, cement floor. Exterior walls are rustic with plain trim. Flat, tar and gravel roof. The interior trim is pine over plaster walls. There are 5 rooms with pine floors, one bathroom, 5 fixtures, 1 leg tub. There is a gas gravity furnace which is gas powered, one fireplace, 2 porches, and 3 closets. This kitchen was remodeled sometime in 1965 and a Youngstown sink was added.

Assessed Valuation: * Land \$ 24,000.00 Improvements \$ none

1969-70 Taxes \$ 737.40

* Assessed value is 25% of above figures.

Block 681 Lot 14

SALES DATA

GRANTOR: Rosario A. Abantao, a widow

GRANTEE: Volney P. Bell, a married man

RECORDING: Book B251, Page 903, File No. 070521

June 20, 1968

DATE OF RECORDING: 6/21/68

SALE PRICE: \$46,500.00

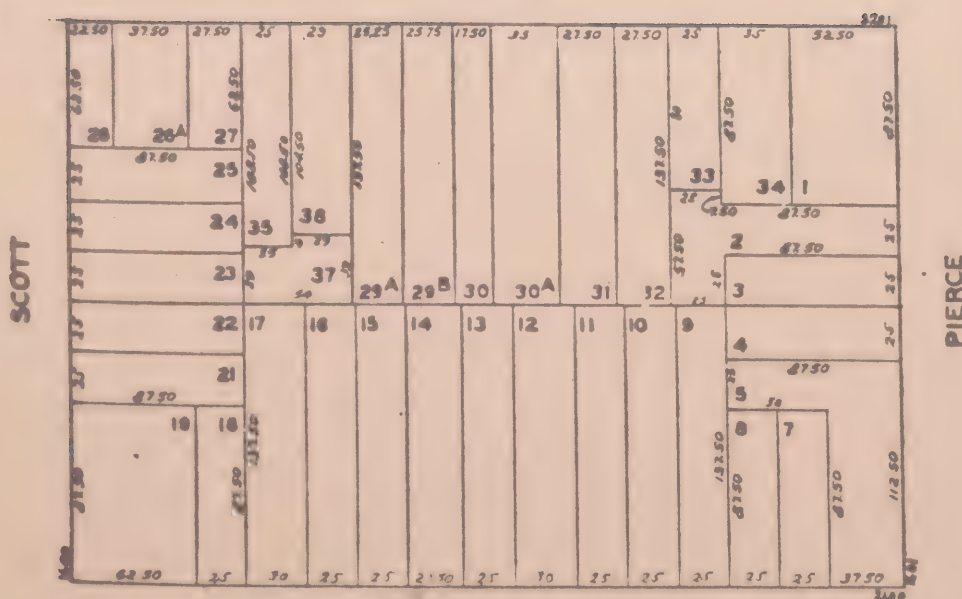
AND AREA: 3,644 sq.ft

UNIT VALUE: \$12.76 per sq.ft.

CONFIRMED: Mrs. Rosario Abantao 1/3/70

COMMENTS: This was the smallest house on the block. It was a 2 bedroom house with "Buckboards" (her term). It was in it so long as she lived there. She raised 6 children there. This was assumed with adjacent property to tear down and erect a Convalescent Hospital.

SUTTER



Block 681 Lot 14

POST

Address: 1212 - 12A Scott Street (demolished as of 1966)

Type of Improvement: 2 story wood frame dwelling with 10 rooms

Improvement Built: 1880 Rental Rate: _____

Building Area: 1,720 sq. ft. Rents: _____

First Floor 920 sq. ft. _____

Second Floor 800 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building is rustic and asbestos shingle with plain trim for the exterior walls, brick foundation with no basement, shingled gable roof and pine over plaster make up the interior trim. Rooms contain 10 pine floors, 1 bathroom with 6 fixtures, and one tub. Heating was provided by a circular heater and there were 2 fireplaces and 4 closets.

This improvement was demolished.

Assessed Valuation: Land * \$ 8,100.00 Improvements \$ none

1969-70 Taxes \$ None

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Assessed value as of 1969-70

8100 + 729 = 8829

RECORDING

Book A890, Page 141, File No. N75118

DATE OF DEED:

March 5, 1965

DATE OF RECORDING

I.R.

Non-affixed

SALE PRICE:

\$20,205.00

LAND AREA:

2,250 sq.ft

UNIT VALUE:

\$8.98 per sq.ft. for land only

CONFIRMED

Mrs. Davies 1/7/70

COMMENTS

Presently, drive to hospital. Building was destroyed.
They have no available history of rental.

ELLIS

FARREN

PIERCE

EDDY

Block 729 Lot 21

Address: _____

Type of Improvement: Vacant land

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: Land \$ _____ Improvements \$ _____

1969-70 Taxes \$ _____

Block 732 Lot 7

SALES DATA

Mildred Lita Levin, ~~Warren~~ Oglove and Warren Oglove, as their ~~joint~~ property

GRANTEE: The Salvation Army, a California Corporation

ZONING: San Francisco

RECORDING: ~~Block 732, Page 22~~ File No. P17115

~~DATE OF SALE~~ ~~12/22/69~~ DATE OF RECORDING: ~~12/22/69~~

I.R.S. \$30.25

SALE PRICE: \$27,500.00

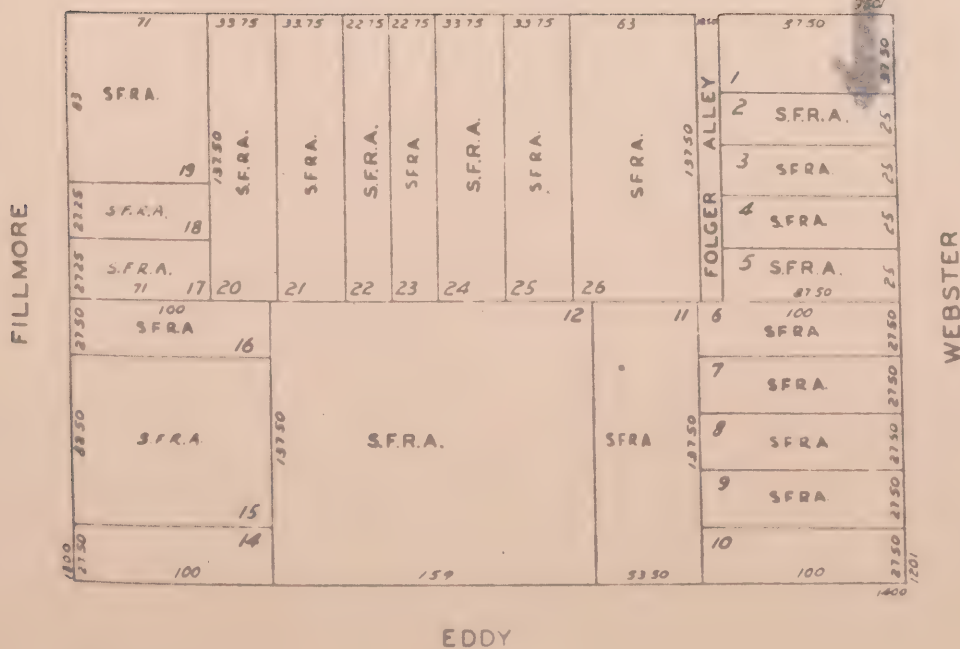
LAND AREA: 2,188 sq.ft.

UNIT VALUE: \$12.50 per sq.ft.

CONFIRMED: Mr. Warren Oglove 12/31/69
Captain Riley of Salvation Army 12/31/69

COMMENTS: Purchased as vacant land. If there was a building on the conditions of purchase were that it would be cleared because of the position Salvation Army is in. In negotiating with Redevelopment Agency, Captain Riley would reveal nothing as to costs. Mr. Oglove confirmed and said it was a vacant lot at time of sale.

ELLIS





Address: 3111 11th Street

Type of Improvement: 7 story Air Pollution Administrative Building with 7 rooms

Improvement Built: 1 Rental Rate: _____

Building Area: 80,700 sq. ft. Rents: _____

First Floor 11,020 sq. ft. _____

Second Floor 11,020 sq. ft. _____
thru Seventh Floor
total

Third Floor _____ sq. ft. _____

Basement 20,500 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete with a plain trim make up the exterior walls. Concrete foundation and a full basement which parks 46 cars. Concrete flat roof and the interior finish is that of pine over plaster. Concrete floors and tile floors and the halls are carpeted. 14 bathrooms and 2 separate toilets. Heating is provided by a forced air gas furnace. There is also ventilation and air conditioning. 2 automatic elevators fireescapes and also a family room.

Assessed Valuation: Land \$ _____ Improvements \$ _____

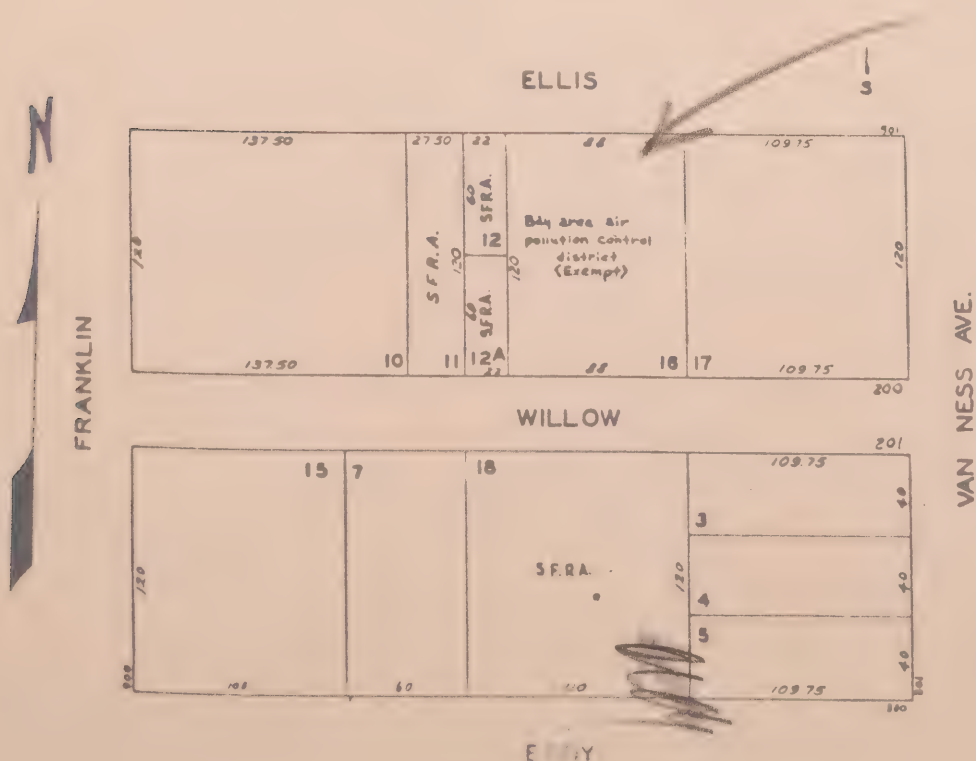
1969-70 Taxes \$ _____

SALES DATA

ZONING: San Francisco C-2

LAND AREA: 10,560 sq.ft.

UNIT VALUE: \$12.50 per sq.ft.



Block 738 Lot 16



Address: 1432 - Allston

Type of Improvement: Four story 33 room wood frame rooming house

Improvement Built: 1905 Rental Rate: _____

Building Area: 10,640 sq. ft. Rents: _____

First Floor 2,600 sq. ft. _____

Second Floor 2,600 sq. ft. _____

Third Floor 2,600 sq. ft. _____

Basement 2,840 sq. ft. _____

_____ sq. ft. _____

Improvement Description: TORN DOWN SUBSEQUENT TO THIS SALE

Building consisted of exterior trim of wood siding over concrete foundation, no basement, flat with slight pitch tar and gravel roof, interior walls being plaster, floors in the building pine, 8 baths with 58 fixtures, 8 tubs, 2 tile showers, gas fired furnace, 8 fireplaces, outside shed, for fire escapes, 33 closets, 20 housekeeping apartments and 13 singles.

Notes: Condemned in 1966.

Assessed Valuation: * Land \$ 31,100.00 Improvements \$ 12,200.00

1969-70 Taxes \$ 1,356.44

Assessed value is 25% of above figures.

Block 776 Lot 31

I.R.S. \$176.00

LAND AREA: 17,225 sq.ft.

A detailed plat map of a section of land in the City of San Francisco, bounded by Golden Gate Ave. to the north, McAllister St. to the south, Scott St. to the west, and Pierce St. to the east. The map shows a grid of lots with various dimensions and lot numbers. Lot 1 is a large central lot, with smaller lots surrounding it. Dimensions are given in feet. The map is oriented with Golden Gate Ave. at the top and McAllister St. at the bottom. The streets are labeled 'GOLDEN GATE AVE.' at the top, 'SCOTT' on the left, 'PIERCE' on the right, and 'Mc ALLISTER' at the bottom.

Address: _____

Type of Improvement: Vacant Lot

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: Land \$ _____ Improvements \$ _____

1969-70 Taxes \$ _____

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Block 732 Lot 21

SALES DATA

GRANTOR: Alpha Mac Hayes

GRANTEE: Fulton Grove Apartments, a limited partnership

ZONING: San Francisco C-M

RECORDING: Book A885, Page 487, File No. N71575

DATE OF DEED: February 23, 1965 DATE OF RECORDING: 2/24/65

SALE PRICE: \$25,000.00

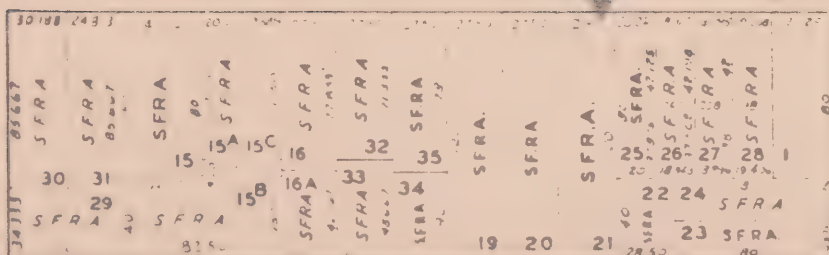
LAND AREA: 3,480 sq. ft.

UNIT VALUE: \$7.18 per sq. ft. + closing costs

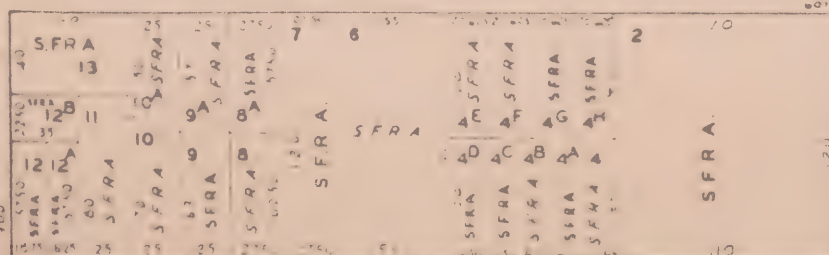
CONFIRMED: Mrs. Morton, Mrs. Hayes's daughter, 1/12/70

COMMENTS: Mrs. Morton said they had this lot cleared at a cost of \$4,000.00. She felt the property was worth \$18,000.00 to \$20,000.00, but realtor talked them into inflating to \$25,000.00 and to take for the Fulton Grove Apartments at 875 Fulton St. Mrs. Morton and Mrs. Hayes were told the income from 8 units was \$135.00 each and the building was worth \$118,000.00. Mrs. Morton says the rents were misrepresented and the price was inflated.

McALLISTER



ASH



FULTON

LAGUNA

BUCHANAN



Address: Fuller

Type of Improvement: Vacant Land

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: Land \$ _____ Improvements \$ _____

1969-70 Taxes \$ _____

SALES DATA

GRANTOR: Louis La Pove and Alice La Pove, his wife

GRANTEE: Daniel E. Kennedy and Norma M. Kennedy, his wife

ZONING: San Francisco C-M

RECORDING: Book B 49, Page 6, File No. 083352

DATE OF DEED: May 9, 1966 DATE OF RECORDING: 5/11/66

\$55.00

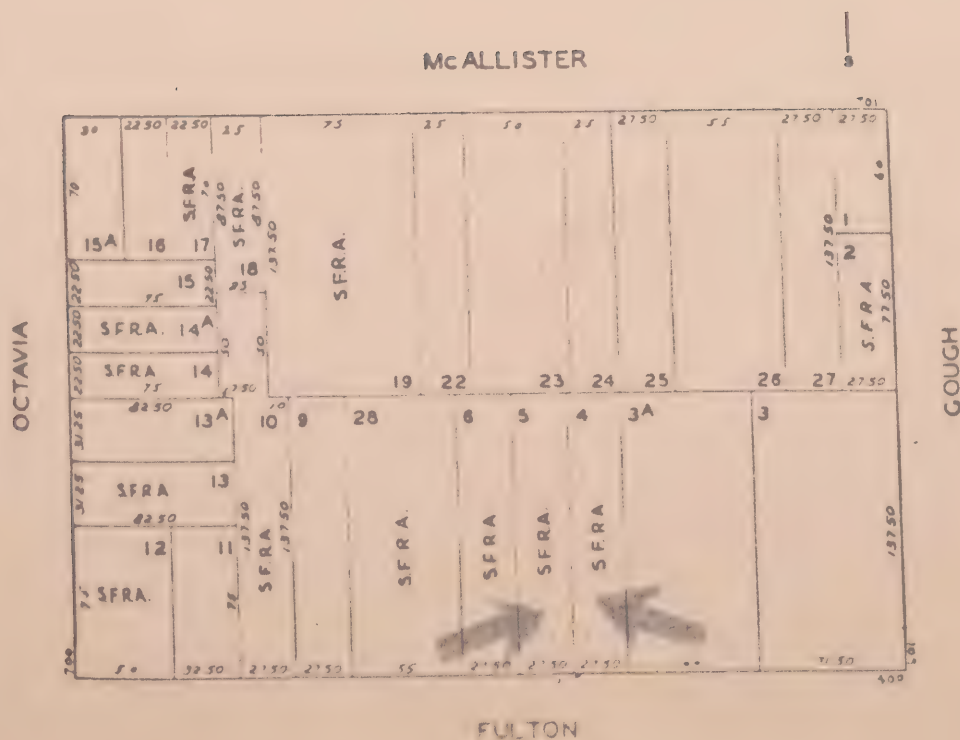
SALE PRICE: \$50,000.00 D.T. \$45,000.00 to grantors

LAND AREA: 7,563 sq.ft.

UNIT VALUE: \$6.61 per sq.ft. of land

CONFIRMED: Mr. LaPove 1/8/70

COMMENTS: Mr. La Pove rented this vacant lot to Mr. Kennedy for \$135.00 per month before the above sale.





Address: 457 Millbrae Street

Type of Improvement: Vacant Land

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: * Land \$ 72,000.00 Improvements \$ 4,000.00

1969-70 Taxes \$ 2,335.12

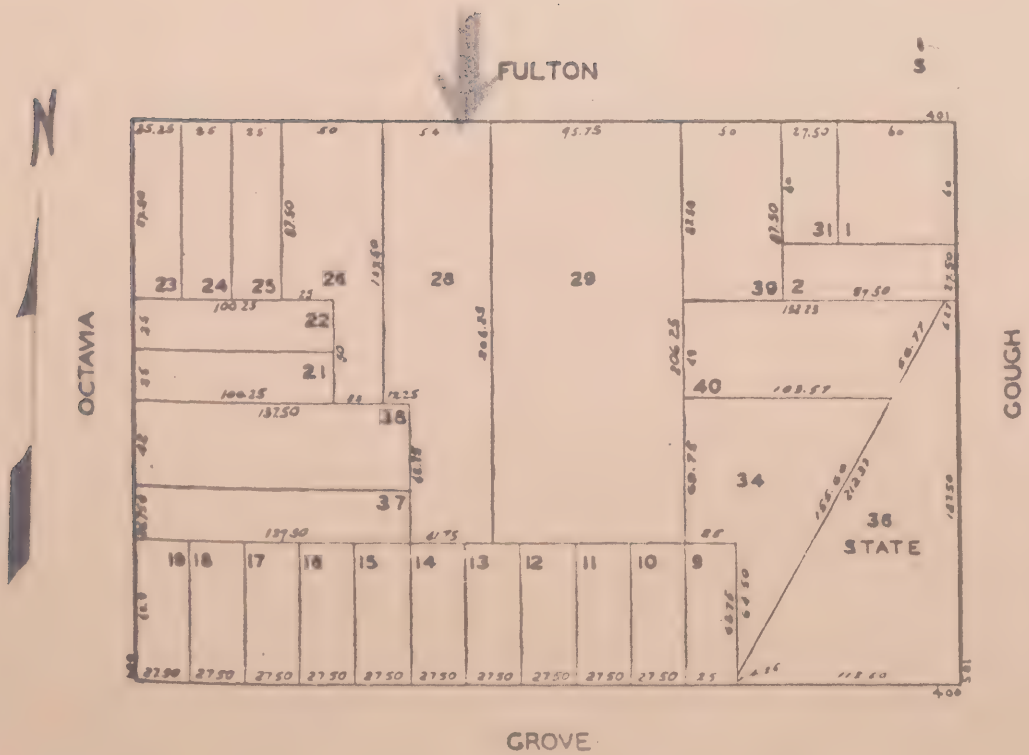
*Assessed value is 25% of above figures.

Block 723 Lot 28

SALE DATA

GRANTOR: Gold Coast, a limited partnership
 GRANTEE: Alexander M. Maisin
 CITY: San Francisco, Cal.
 RECORDING: Book 8267, Page 170, File No. R11284
 DATE OF DEED: August 12, 1968 DATE OF RECORDING: 8/29/68
 L.S.N.: 348.11
 SALE PRICE: \$45,000.00 *119,000.00* D.T. \$316,200.00 to The Hongkong and Shanghai Banking Corporation of California
 LAND AREA: 10,540 sq. ft.
 UNIT VALUE: \$4.27 per sq. ft. *7.02*
 CONFIRMED: Mr. Maisin 12/16/69 *Mr. J. M. Lowe*

COMMENTS: Land sale only. This land was foreclosed on in the liquidation of San Francisco National Bank by F.D.I.C. F.D.I.C. offered this property to Mr. Maisin for \$45,000.00 plus approximately \$30,000.00 to \$35,000.00 of legal and other fees accrued. Mr. Maisin thought \$45,000.00 too high. F.D.I.C. agreed to furnish architectural plans and other services to compensate for the approximately \$30,000.00 fees and furnished a tenant who signed a 25 year lease. Mr. Maisin then accepted the deal.



Address: _____

Type of Improvement: Vacant Lot

Improvement Built: _____ Rental Rate: _____

First Floor _____ sq. ft.

Third Floor _____ sq. ft. _____

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sq. ft.

Improvement Description:

1969-70 Taxes \$ 1373.

Block 101

SALES DATA

GRANTOR: Virginia Oliver Clark, a widow and Mary Oliver Walsh, a widow

GRANTEE: John Wynne Herron and Phyllis N. Herron, an undivided 1/2 interest and Fred R. Winn, an undivided 1/2 interest

ZONING: San Francisco C-2

RECORDING: Book B248, Page 131, File No. 067724

DATE OF DEED: May 29, 1968 DATE OF RECORDING: 6/7/68

SALE PRICE: \$93.50

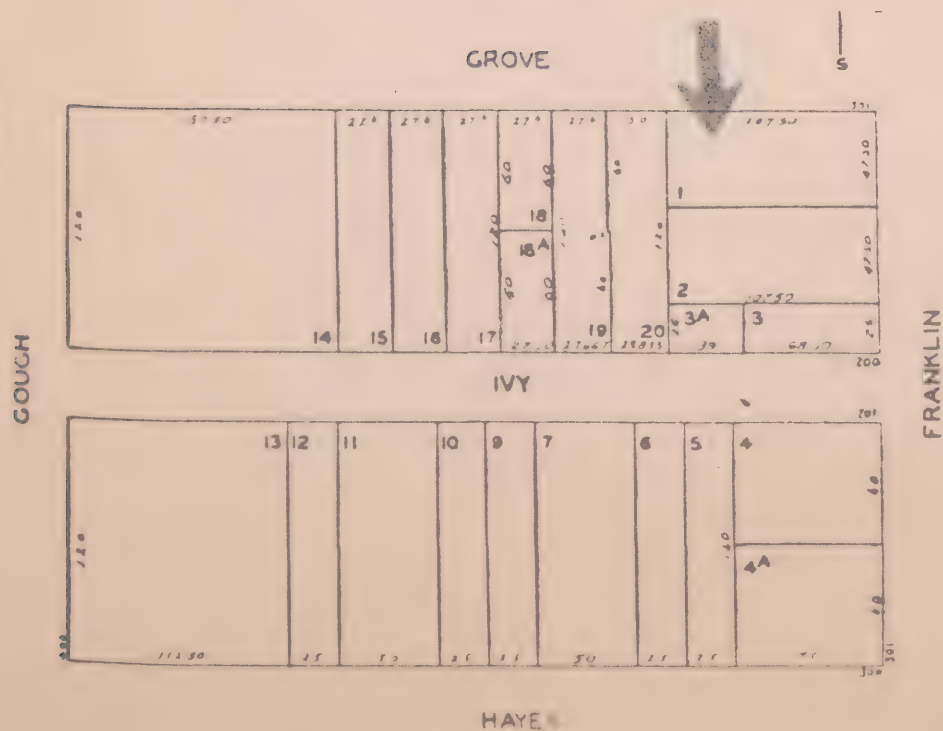
SALE PRICE: \$85,000.00 D.T. \$65,000.00 to grantors

LAND AREA: 5,106 sq. ft.

UNIT VALUE: \$16.64 per sq. ft. of land

CONFIRMED: Mr. Winn 1/12/70

COMMENTS: This was a service station corner in the vicinity of Mr. Winn's and Mr. Herron's law offices. \$105,000.00 was the asking price. The paid \$20,000.00 down and were given a note for \$65,000.00 @ 6% interest, payable annually, \$10,000.00 + interest on unpaid balance. Station has since been removed and it is used for private parking for Mr. Winn's and Mr. Herron's office.



706 of (1996) - 1997 - 1998 - 1999 - 2000 - 2001 - 2002 - 2003 - 2004 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010 - 2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050 - 2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060 - 2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070 - 2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080 - 2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090 - 2091 - 2092 - 2093 - 2094 - 2095 - 2096 - 2097 - 2098 - 2099 - 2100 - 2101 - 2102 - 2103 - 2104 - 2105 - 2106 - 2107 - 2108 - 2109 - 2110 - 2111 - 2112 - 2113 - 2114 - 2115 - 2116 - 2117 - 2118 - 2119 - 2120 - 2121 - 2122 - 2123 - 2124 - 2125 - 2126 - 2127 - 2128 - 2129 - 2130 - 2131 - 2132 - 2133 - 2134 - 2135 - 2136 - 2137 - 2138 - 2139 - 2140 - 2141 - 2142 - 2143 - 2144 - 2145 - 2146 - 2147 - 2148 - 2149 - 2150 - 2151 - 2152 - 2153 - 2154 - 2155 - 2156 - 2157 - 2158 - 2159 - 2160 - 2161 - 2162 - 2163 - 2164 - 2165 - 2166 - 2167 - 2168 - 2169 - 2170 - 2171 - 2172 - 2173 - 2174 - 2175 - 2176 - 2177 - 2178 - 2179 - 2180 - 2181 - 2182 - 2183 - 2184 - 2185 - 2186 - 2187 - 2188 - 2189 - 2190 - 2191 - 2192 - 2193 - 2194 - 2195 - 2196 - 2197 - 2198 - 2199 - 2200 - 2201 - 2202 - 2203 - 2204 - 2205 - 2206 - 2207 - 2208 - 2209 - 2210 - 2211 - 2212 - 2213 - 2214 - 2215 - 2216 - 2217 - 2218 - 2219 - 2220 - 2221 - 2222 - 2223 - 2224 - 2225 - 2226 - 2227 - 2228 - 2229 - 2230 - 2231 - 2232 - 2233 - 2234 - 2235 - 2236 - 2237 - 2238 - 2239 - 2240 - 2241 - 2242 - 2243 - 2244 - 2245 - 2246 - 2247 - 2248 - 2249 - 2250 - 2251 - 2252 - 2253 - 2254 - 2255 - 2256 - 2257 - 2258 - 2259 - 2260 - 2261 - 2262 - 2263 - 2264 - 2265 - 2266 - 2267 - 2268 - 2269 - 2270 - 2271 - 2272 - 2273 - 2274 - 2275 - 2276 - 2277 - 2278 - 2279 - 2280 - 2281 - 2282 - 2283 - 2284 - 2285 - 2286 - 2287 - 2288 - 2289 - 2290 - 2291 - 2292 - 2293 - 2294 - 2295 - 2296 - 2297 - 2298 - 2299 - 2300 - 2301 - 2302 - 2303 - 2304 - 2305 - 2306 - 2307 - 2308 - 2309 - 2310 - 2311 - 2312 - 2313 - 2314 - 2315 - 2316 - 2317 - 2318 - 2319 - 2320 - 2321 - 2322 - 2323 - 2324 - 2325 - 2326 - 2327 - 2328 - 2329 - 2330 - 2331 - 2332 - 2333 - 2334 - 2335 - 2336 - 2337 - 2338 - 2339 - 2340 - 2341 - 2342 - 2343 - 2344 - 2345 - 2346 - 2347 - 2348 - 2349 - 2350 - 2351 - 2352 - 2353 - 2354 - 2355 - 2356 - 2357 - 2358 - 2359 - 2360 - 2361 - 2362 - 2363 - 2364 - 2365 - 2366 - 2367 - 2368 - 2369 - 2370 - 2371 - 2372 - 2373 - 2374 - 2375 - 2376 - 2377 - 2378 - 2379 - 2380 - 2381 - 2382 - 2383 - 2384 - 2385 - 2386 - 2387 - 2388 - 2389 - 2390 - 2391 - 2392 - 2393 - 2394 - 2395 - 2396 - 2397 - 2398 - 2399 - 2400 - 2401 - 2402 - 2403 - 2404 - 2405 - 2406 - 2407 - 2408 - 2409 - 2410 - 2411 - 2412 - 2413 - 2414 - 2415 - 2416 - 2417 - 2418 - 2419 - 2420 - 2421 - 2422 - 2423 - 2424 - 2425 - 2426 - 2427 - 2428 - 2429 - 2430 - 2431 - 2432 - 2433 - 2434 - 2435 - 2436 - 2437 - 2438 - 2439 - 2440 - 2441 - 2442 - 2443 - 2444 - 2445 - 2446 - 2447 - 2448 - 2449 - 2450 - 2451 - 2452 - 2453 - 2454 - 2455 - 2456 - 2457 - 2458 - 2459 - 2460 - 2461 - 2462 - 2463 - 2464 - 2465 - 2466 - 2467 - 2468 - 2469 - 2470 - 2471 - 2472 - 2473 - 2474 - 2475 - 2476 - 2477 - 2478 - 2479 - 2480 - 2481 - 2482 - 2483 - 2484 - 2485 - 2486 - 2487 - 2488 - 2489 - 2490 - 2491 - 2492 - 2493 - 2494 - 2495 - 2496 - 2497 - 2498 - 2499 - 2500 - 2501 - 2502 - 2503 - 2504 - 2505 - 2506 - 2507 - 2508 - 2509 - 2510 - 2511 - 2512 - 2513 - 2514 - 2515 - 2516 - 2517 - 2518 - 2519 - 2520 - 2521 - 2522 - 2523 - 2524 - 2525 - 2526 - 2527 - 2528 - 2529 - 2530 - 2531 - 2532 - 2533 - 2534 - 2535 - 2536 - 2537 - 2538 - 2539 - 2540 - 2541 - 2542 - 2543 - 2544 - 2545 - 2546 - 2547 - 2548 - 2549 - 2550 - 2551 - 2552 - 2553 - 2554 - 2555 - 2556 - 2557 - 2558 - 2559 - 2560 - 2561 - 2562 - 2563 - 2564 - 2565 - 2566 - 2567 - 2568 - 2569 - 2570 - 2571 - 2572 - 2573 - 2574 - 2575 - 2576 - 2577 - 2578 - 2579 - 2580 - 2581 - 2582 - 2583 - 2584 - 2585 - 2586 - 2587 - 2588 - 2589 - 2590 - 2591 - 2592 - 2593 - 2594 - 2595 - 2596 - 2597 - 2598 - 2599 - 2600 - 2601 - 2602 - 2603 - 2604 - 2605 - 2606 - 2607 - 2608 - 2609 - 2610 - 2611 - 2612 - 2613 - 2614 - 2615 - 2616 - 2617 - 2618 - 2619 - 2620 - 2621 - 2622 - 2623 - 2624 - 2625 - 2626 - 2627 - 2628 - 2629 - 2630 - 2631 - 2632 - 2633 - 2634 - 2635 - 2636 - 2637 - 2638 - 2639 - 2640 - 2641 - 2642 - 2643 - 2644 - 2645 - 2646 - 2647 - 2648 - 2649 - 2650 - 2651 - 2652 - 2653 - 2654 - 2655 - 2656 - 2657 - 2658 - 2659 - 2660 - 2661 - 2662 - 2663 - 2664 - 2665 - 2666 - 2667 - 2668 - 2669 - 2670 - 2671 - 2672 - 2673 - 2674 - 2675 - 2676 - 26

Inter-systemic write: _____ Rental Rates: _____

Heat Flow: _____ 20. 11.

Smoking : No 80.11

Third I use _____ sq. ft. _____

$$S_{ij} = 1,$$

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Improvement Description:

1969-70 Taxes \$3,149.20



SALES DATA

GRANTOR: Halvor D. Klinker and Dorothy A. Klinker, his wife

GRANTEE: California State Automobile Association, Inter-Insurance Bureau

ZONING: San Francisco C-3-G

RECORDING: Book B255, Page 191, File No. R01013

DATE OF DEED: July 3, 1968 DATE OF RECORDING: 7/5/68

\$302.50

SALE PRICE: \$275,000.00

LAND AREA: 12,000 sq.ft. (100' x 120')

UNIT VALUE: \$22.92 per sq.ft. of land

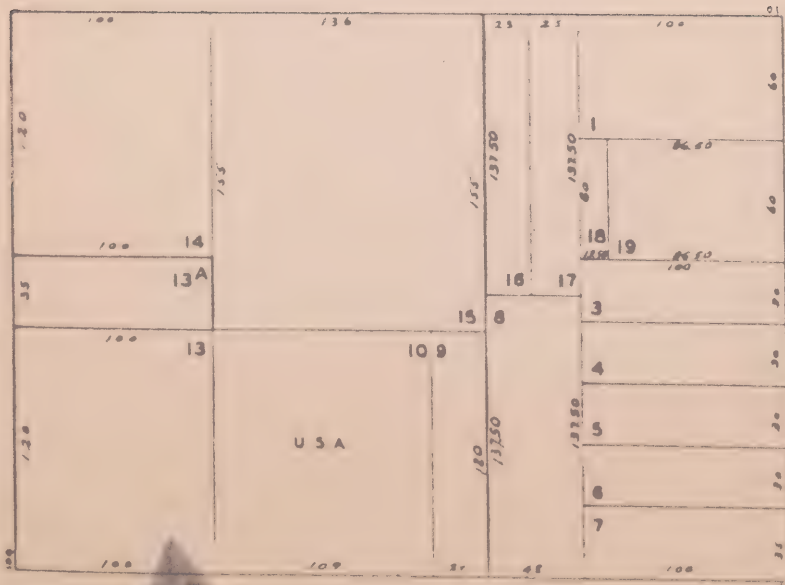
CONFIRMED: Letter to Redevelopment Agency dated 7/9/68

COMMENTS: At time of sale, there was a lease to Standard Oil which expires 1/1/70 for \$750.00 per month.

HAYES

8
6

VAN NESS AVE



POLK

FELL

3048311-5-10

Address: Flares

Type of Improvement: rent lot

Improvement unit: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessor Valuation: Land 12,000. Improvements 340,000

1969-70 Taxes 184,00



* Assessor value is 25% of above figure.

Index 886 1st 25

SALES DATA

GRANTOR: Fitz-Gerald Ames, Sr. and Florence M. Ames, his wife
M. J. King a married man

ZONING: San Francisco C-2

RECORDING: Book B 32, Page 125, File No. 74

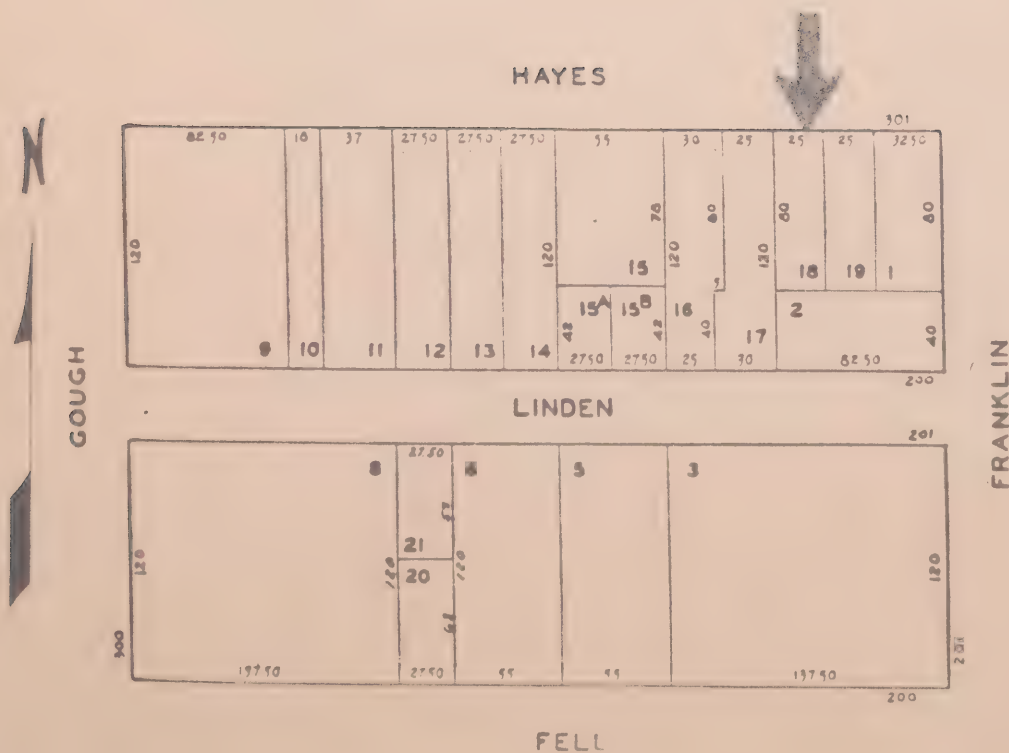
DATE OF DEED: 1/12/70

I.R.S. \$31.40

SALE PRICE: \$28,750.00

UNIT VALUE: \$14.38 per sq.ft. of land

COMMENTS: Vacant Lot





Address: _____

Type of Improvement: VACANT-THREE FLOOR

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: Land \$ 15,500. Improvements \$ 10,000.

1969-70 Taxes \$ 176.22

SALES DATA

GRANTOR: J. Russell Lane and Josephine Lane, his wife

GRANTEE: Robert Rudolph and Harriet M. Rudolph, his wife

LOCATION: San Francisco C-2

RECORDING: Book 8170, Page 370 File No. R13507

DATE OF DEED: April 10, 1961 DATE OF RECORDING: 4/14/61

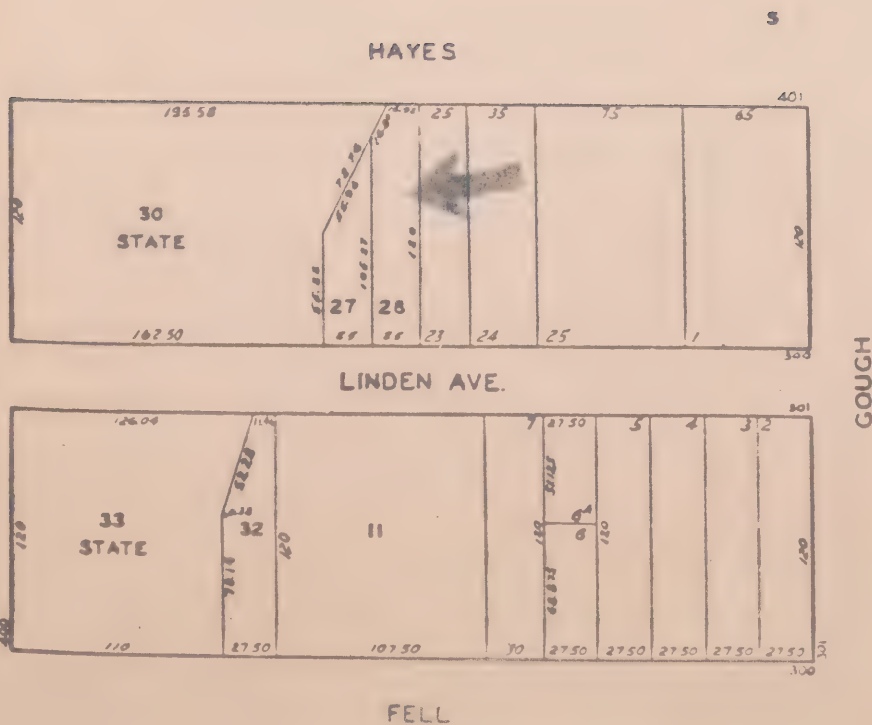
PRICE: \$13,500.00 D.T. \$6,750.00 to grantors

LAND AREA: 2,940 sq.ft.

UNIT VALUE: \$4.59 per sq.ft. of land

CONFIRMED: Mr. Rudolph 12/28/61

COMMENTS: Vacant lot used to store equipment for construction business of grantees.



Block 817 Lot 28



Address: _____

Type of Improvement: Recent Inc.

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: Land \$ 12,000.00 Improvements \$ 1000

1967-70 Taxes \$ 144.88

* Assessed value of above improvements

Block 314 Lot 3

SALES DATA

GRANTOR: Home Federal Savings and Loan Association of San Francisco

GRANTEE: Adolph Lindner and Mary Lindner, his wife

ZONING: San Francisco R-4

RECORDING: Book B216, Page 558, File No. 044372

DATE OF DEED: February 9, 1968 DATE OF RECORDING: 2/14/68

I.R.S. \$33.00

SALE PRICE: \$30,000.00 D.T. \$10,500.00 to Home Federal Savings and Loan Association

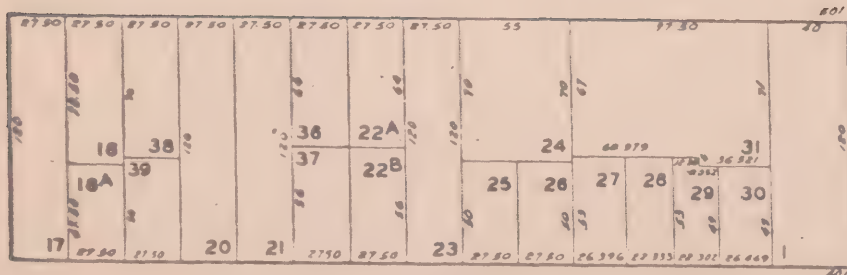
LAND AREA: 2,857 sq.ft. (34.625'x82.5')

UNIT VALUE: \$10.50 per sq.ft. of land

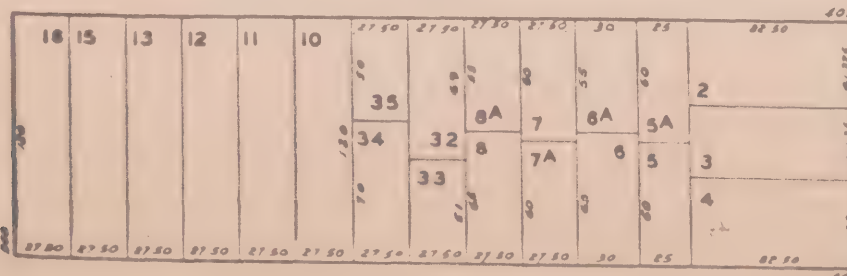
CONFIRMED: Mr. Adolph Lindner 12/27/69

COMMENTS: There was an older dwelling on this parcel of land at the time of sale. Since then, it has been torn down. This parcel is currently on the market with the parcel on the corner of Fell listed for \$60,000.00. Current zoning will allow 20 apartment units on the two lots (3 and 4).

HAYES



LINDEN



FELL

Block 818 Lot 3

Address: _____

Type of Improvement: Household

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor: _____ sq. ft. _____

Second Floor: _____ sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: * Land: \$10,000 Improvements: \$10,000

1964-65 Taxes: \$2,000



SALES DATA

GRANTOR: Erma Stamos, a widow

GRANTEE: Adolph Lindner and Mary Lindner, his wife

ZONING: San Francisco R-4

RECORDING: Book A881, Page 961, File No.

DATE OF DEED: February 12, 1965

DATE OF RECORDING: 02-18-65

I.R.S.

SALE PRICE: \$40,000.00

D.T. \$9,500.00 - ass

LAND AREA: 3,630 sq.ft. (44' x 82.5')

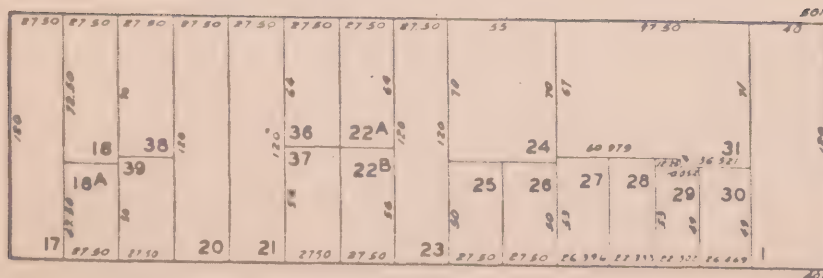
IT VALUE: \$11.02 per sq.ft. of land area

CONFIRMED: Mr. Adolph Lindner 12/27/69

COMMENTS: This was a trade for some property in Redwood W.
Currently for sale with adjoining lot, to the north
for \$60,000.00.

Current zoning will allow 20 apartment units on
two lots (3 and 4).

HAYES



LINDEN



OCTAVIA

LAGUNA

FELL

Block 818 Lot 4

Address: Hayes and Steiner

Type of improvement: Visual Imp

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: * Land \$ 25,000.00 Improvements \$ None

1969-70 Taxes \$ 768.10

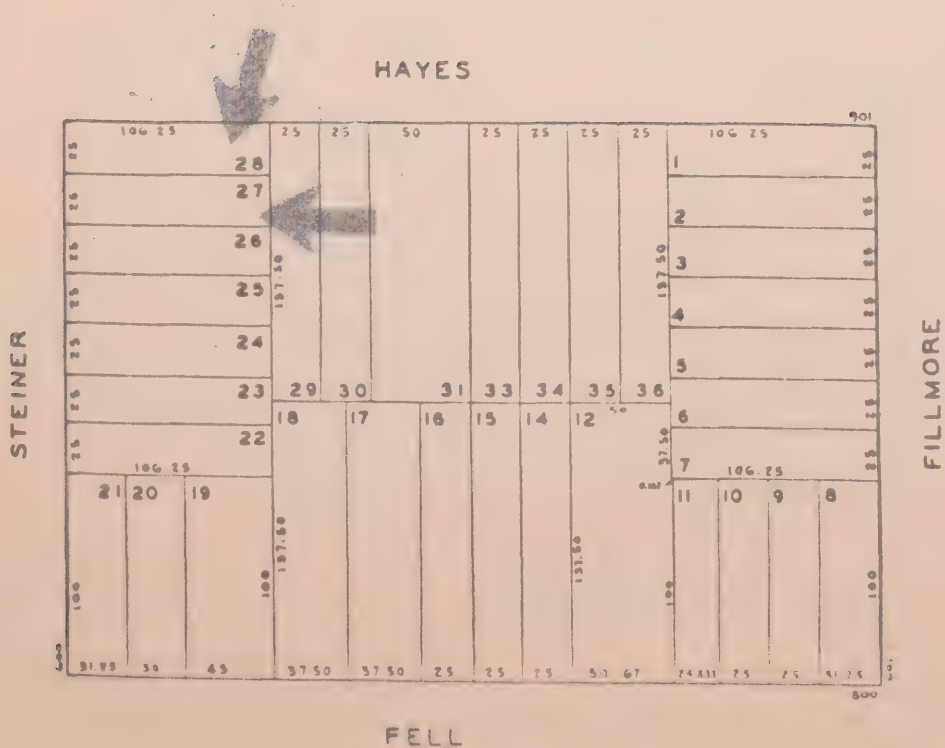


*Assessed value is 25% of above figures.

Block 222 Lots 27 and 28

SALES DATA

GRANTOR: ~~WILLIAM H. MARSHALL~~ widow
 GRANTEE: Lloyd Colvin and Iris Colvin, his wife
 ZONING: San Francisco ~~R-3~~ **R-5**
 RECORDING: Book A980, Page 601 File No. N107800
 DATE OF DEED: June 9, 1965 DATE OF RECORDING: 11/1/65
 I.R.S. \$49.50
 SALE PRICE: ~~\$450.00~~ **45,000.**
 LAND AREA: 5,312 sq.ft.
 UNIT VALUE: \$8.47 per sq.ft. of land
 CONFIRMED: Mrs. Colvin 12/21/69
 COMMENTS: Vacant land.



SALES DATA

GRANTOR: Lloyd Colvin and Iris Colvin, his wife

GRANTEE: Edwin T. Johnson and Jule C. Johnson, his wife

ZONING: San Francisco R-3

RECORDING: Book B104, Page 571, File No. P31191

DATE OF DEED: December 16, 1966 DATE OF RECORDING: 12/19/66

CONSIDERATION: \$55.00

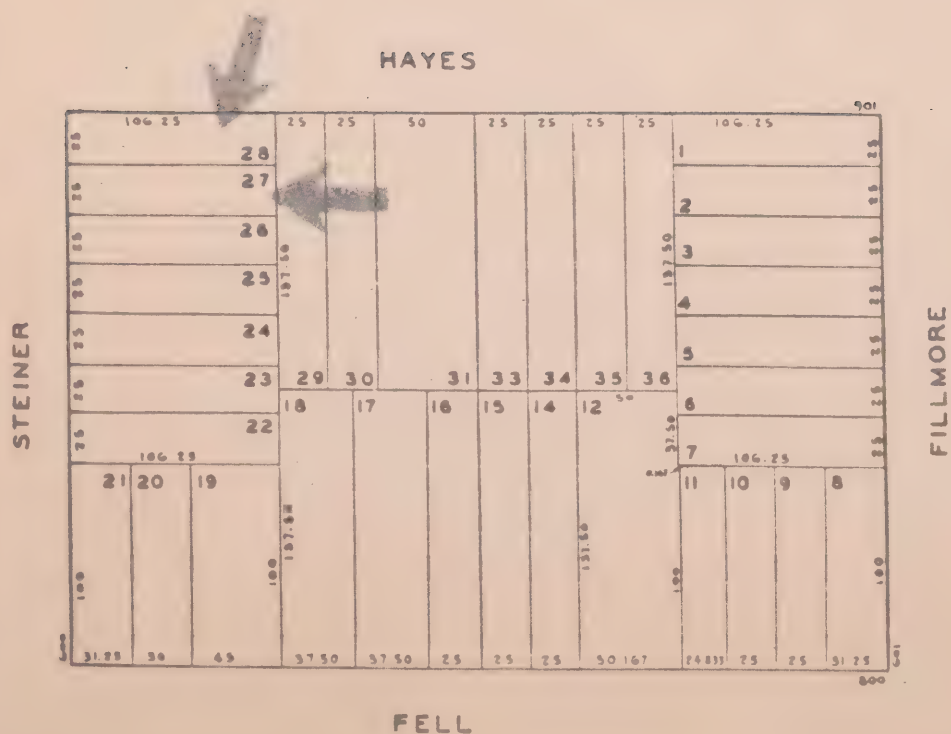
SALE PRICE: \$50,000.00 D.T. \$45,000.00 to grantors

LAND AREA: 5,312 sq.ft.

NET VALUE: \$9.41 per sq.ft. of land

CONFIRMED: Mr. Arenz - brother of grantee 12/29/69

COMMENTS: Vacant land at time of sale. The grantee is a doctor and plans to build a convalescent hospital on it at some later date.



Block 822 Lots 27 and 28-1

Address: Fell Street

Type of Improvement: Vacant land

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: * Land \$ 14,400.00 Improvements \$ none

1969-70 Taxes \$ 442.44



*Assessed value is 25% of above figures.

Block 828 Lot 11

SALES DATA

GRANTOR: Bautista J. Giraudo and Marie J. Giraudo, his wife and Joseph J. Giraudo, a married man, as his separate property

GRANTEE: Gold and Co., a partnership

ZONING: San Francisco R-4

RECORDING: Book B233, Page 322, File No. 056924

DATE OF DEED: February 1, 1968 DATE OF RECORDING: 4/12/68

Non-affixed

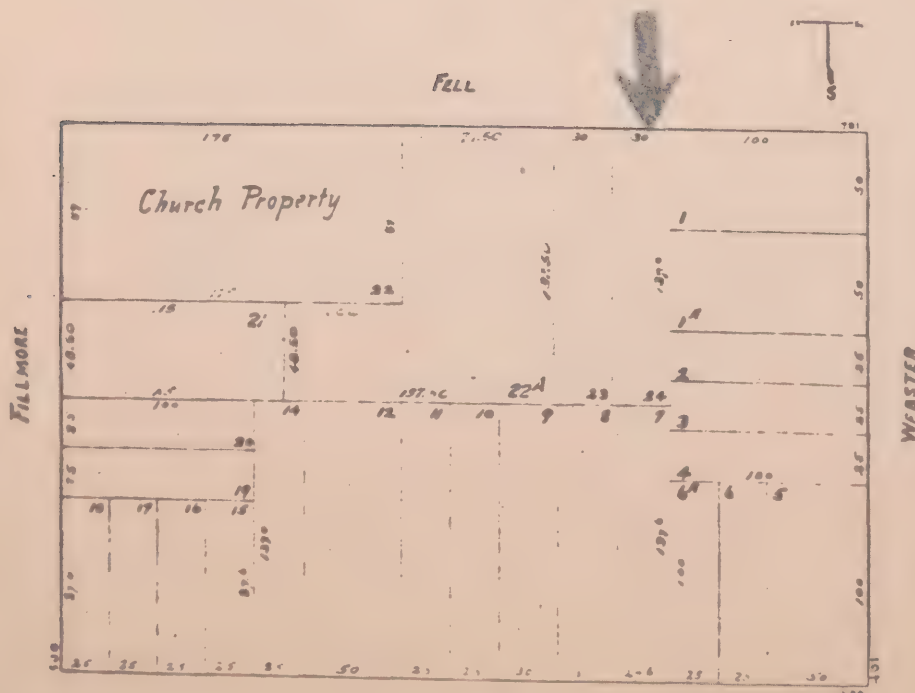
SALE PRICE: \$14,000.00

LAND AREA: 4,125 sq.ft. (30' x 137.5')

UNIT VALUE: \$3.39 per sq.ft.

CONFIRMED: Mr. Giraudo 12/31/69

COMMENTS: Vacant lot. This was a buy back in lieu of foreclosure. Deed of trust outstanding against this lot in the amount of \$7,000.00 plus. Grantor owed Goldengate National \$5,000.00 on personal note. The bank accepted as representative of value, the assessor's appraisal and paid grantor accordingly.



Block 828 Lot 24

Address: 2447 Sutter Street

Type of Improvement: Two story wood frame dwelling - 9 rooms

Improvement Built: 1880 Rental Rate: _____

Building Area: 1,730 sq. ft. Rents: _____

First Floor 1,000 sq. ft. _____

Second Floor 730 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building exterior walls are rustic with plain trim and has a brick foundation with a full cement floor basement and one car gage, a shingle gabled roof and pine over plaster interior trim. Rooms consists of 4 hardwood floors, 5 pine floors and one bathroom with 5 fixtures plus one tub. Heat is provided by a coal furnace and there are 7 closets. This building was torn down 3 years ago.

Assessed Valuation: * Land \$ 19,400.00 Improvements \$ 1,600.00

1969-70 Taxes \$ 645.22

*Assessed value is 25% of above figures.

Block 1076 Lot 26

SALES DATA

GRANTOR: Fidelity Savings and Loan Association, a corporation
Successor by merger to Trans-Bay Federal Savings and
Loan Association of San Francisco

GRANTEE: Daniel A. Collins and DeReath J. Collins, his wife and
Henry Lucas, Jr. and Cerella A. Lucas, his wife, an
undivided 1/2 interest each

ZONING: San Francisco R-3

RECORDING: B164, Page 854, File No. 05790

DATE OF RECORDING: 7/31/67

SALE PRICE: \$46.75

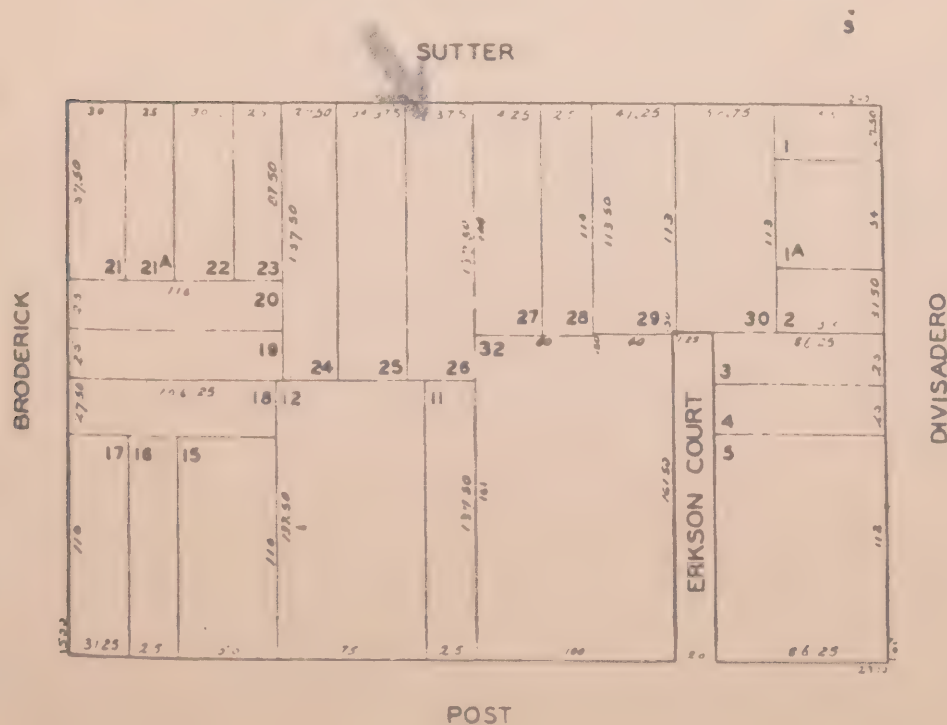
SALE PRICE: \$42,500.00 D.T. \$27,500.00 to Fidelity Savings
and Loan Association

LAND AREA: 5,337 sq.ft.

UNIT VALUE: \$8.99 per sq.ft. of land

CONFIRMED: Dr. Collins 1/2/70

COMMENTS: Henry Lucas, Jr. and Cerella A. Lucas granted their
interest in sale to Paul E. Boas, et ux, 1/6 interest; Leon Fish, et ux,
1/6 interest and Brian Boas, 1/6 interest by deed dated 9/12/68 and recorded
in Book B273, Page 623, File No. R14599 - I, S.F. 1968.
This is a vacant parcel used as a parking lot with income of \$150.00 ±
per month. Car parking @ \$11.00 per month.



Block 1076 Lot 26



Address: 2065 Ellis

Type of Improvement: three story wood frame 27 unit apartment building - 81 rooms

Improvement Built: 1965 Rental Rate: _____

Building Area: 22,800 sq. ft. Rents: _____

First Floor 7,635 sq. ft. _____

Second Floor 7,635 sq. ft. _____

Third Floor 7,635 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full basement, unfinished, with a cement floor and parking for 27 cars. Exterior walls are rustic with stucco over on 3 sides, plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 81 rooms with pine floors, 27 vinyl tile kitchen floors. There are 27 bathrooms, 112 fixtures, 27 glass sliding door tubs, 27 gas paneled heaters - one in each unit. There is an automatic electric passenger elevator, 293 sq. ft., one metal fire escape, sprinkler system, 81 closets, laundry room, 27 garbage disposals, 27 gas ranges with blower and hood and 54 rooms are carpeted.

Assessed Valuation: * Land \$ 38,700.00 Improvements \$ 309,300.00

1969-70 Taxes \$ 20,122.00

* Assessed value is 25% of above figures.

Block 1126 Lot 31
(was 1126 Lot 23, 23A, & 24)

SALES DATA

GRANTOR: 1. Joseph A. Liberman and Lydia J. Liberman, his wife

GRANTEE: Wayne H. Alba and Mary Alba, his wife

ZONING: San Francisco 12-3

RECORDING: 1. Book A897, Page 289, File No. N80731

2. Book A897, Page 290, File No. N80732

Book A897, Page 291, File No. N80733

DATE OF DEEDS: January 19, 1965 DATE OF RECORDING: 3/24/65

I.R.S. 1. \$1.10 2. \$1.10 3. \$1.10 = \$3.30

SALE PRICE: \$88,500.00

LAND AREA: 11,688 sq. ft.

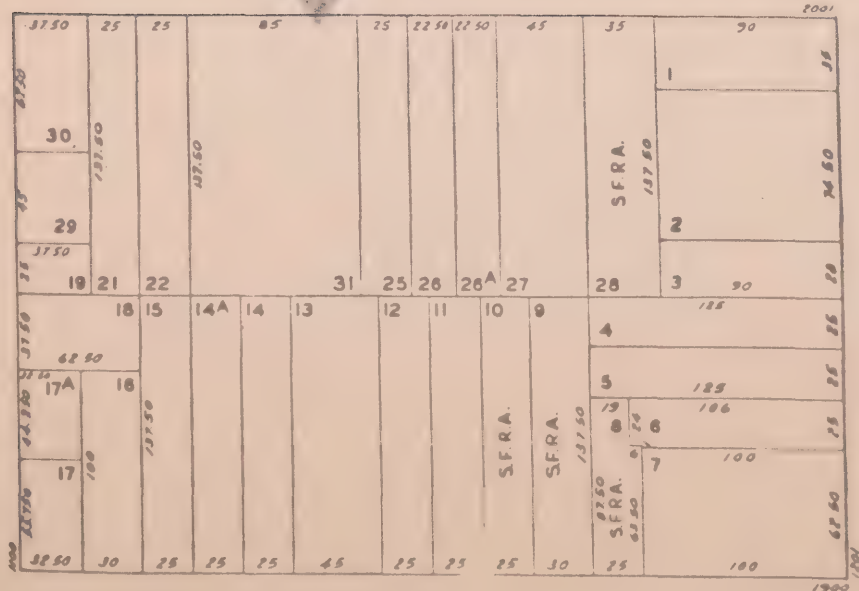
UNIT VALUE: \$7.57 per sq. ft. of land

CONFIRMED: Mr. Alba 1/13/70

COMMENTS: Georbe P. Baba and Gloria Baba, his wife and Edward J. Robin and Maria Robin, his wife and Bienvenido M. Alba and Florence Alba, his wife granted realty to Bienvenido M. Alba, and his wife, Florence Alba, 1/4 interest; Edward J. Robin and Maria Robin, his wife, 1/2 interest and Wayne H. Alba and Mary Alba, his wife, 1/4 interest by deed dated 5/28/65 and recroded 2/21/66 in Book B 21, Page 324, File No. 062910. No I.R.S. affixed.
This was vacant land at time of sale.

ELLIS

BRODERICK



DIVISADERO

Block 1126 Lot 31

EDDY

Address: 5000 14th St.

Type of Improvement: one story wood frame building containing 2 garages

Improvement Built: 1927 Rental Rate: _____

Building Area: 1,200 sq. ft. Rents: _____

First floor _____ sq. ft. _____

Second floor _____ sq. ft. _____

Third floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Paint with plain trim make up the exterior walls. Concrete foundation and a flat tar and gravel roof. Interior is unfinished. There are 2 second floors and no other special features.

Assessed Valuation: Land \$ 5,000.00 Improvements \$ 2,000.00

1969-70 Taxes \$ 240.42



7. THIS PHOTO VALUE IS 25% OF ABOVE FIGURES.

Block 1434 Lot 413

SALE DATA

GRANTOR: Herminia Richards, as her separate property

GRANTEE: Clarence Nunley, a married man, as his separate property

PROPERTY: San Francisco R-3

RECORDING: Book B 95, Page 945, File No. P24560

DATE OF DEED: July 25, 1966 DATE OF RECORDING: 11/10/66

LOAN: \$9.35

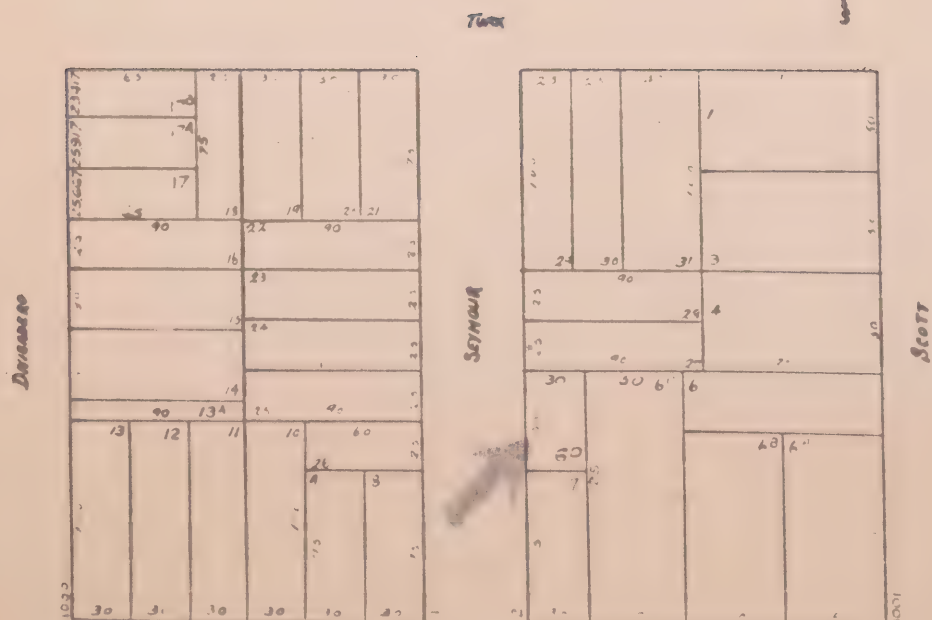
SALE PRICE: \$8,500.00

LAND AREA: 1,500 sq. ft.

UNIT VALUE: \$5.67 per sq. ft.

CONFIRMED: Co. Rec.

COMMENTS: This was a deed in lieu of foreclosure.
This parcel was sold by Anchor Realty in 1965 for \$7,500.00. Re: Mr McKeever.



Block 1154 Lot 6D

Address: _____

Type of Improvement: Private Public Other

Improvement Sub: _____ Federal Name: _____

Building Area: _____ sq. ft. Area: _____

First Floor: _____ sq. ft. _____

Second Floor: _____ sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description: _____

Assessed Valuation: Land 17,500.00 Improvements 12,500.00

1964-70 Taxes 111.76



• ZONING CODE (C-20) - 1960 (REVISED)

Block 1186 Lot 1

SALES DATA

GRANTOR: Milice Lane

GRANTEE: Tidewater Oil Company, a Delaware Corporation

ZONING: San Francisco C-2

RECORDING: Book B 30, Page 989, File No. 070133

DATE OF DEED: November 12, 1965 DATE OF RECORDING: 3/21/66

SALE PRICE: \$30,300.00

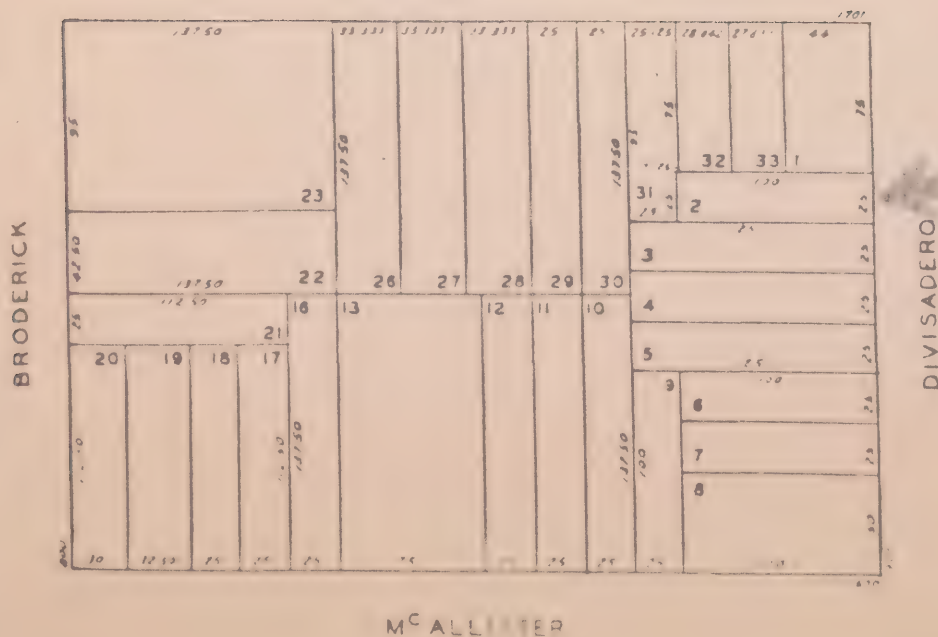
LAND AREA: 2,500 sq.ft.

UNIT VALUE: \$12.12 per sq. ft. land only

CONFIRMED: Mr. Mitchell, with Phillips Oil 1/7/70

COMMENTS: Older dwelling removed after sale to make room for a new station.

GOLDEN GATE AVE



MCALLISTER



Address: 1761 Golden Gate

Type of Improvement: one story garage

Improvement Built: 1930 Rental Rate: _____

Building Area: 200 sq. ft. Rents: _____

First Floor: _____ sq. ft. _____

Second Floor: _____ sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

wood frame, concrete foundation, no basement. Exterior walls are rusted metal siding. Flat, tar and gravel roof. Interior is unfinished, cement floor. 2 doorways.

2 doorways, 1 doorway has a "For Sale" sign on it by Anchor Realty.

Assessed Valuation: Land 14,400.00 Improvements \$ 400

1969-70 Taxes 100.00

SALES DATA

GRANTOR: Del Camp Investments Inc., a California Corporation

GRANTEE: Marion M. Merriouns, a single woman

ADDRESS: 310 FRYBARGER ST

DATE OF DEED: November 19, 1968 DATE OF RECORDING: 11/20/68

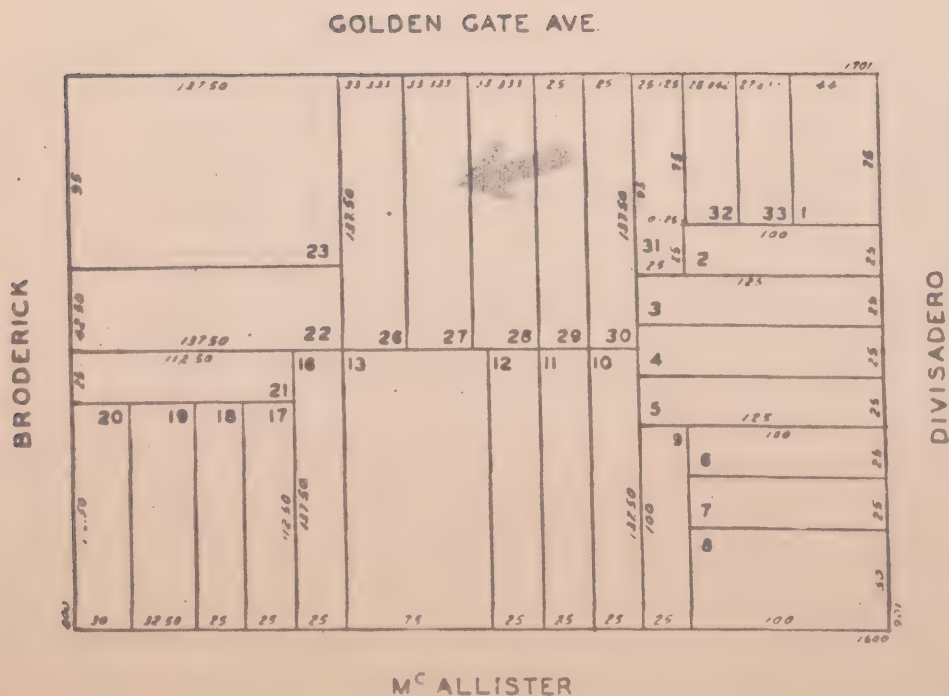
I.R.S. \$18.15

AND AREA: 4,583 sq.ft.

UNIT VALUE: \$3.60 per sq.ft.

CONFIRMED: Mr McKeever, Anchor Realty

COMMENTS: Vacant Land - McKeever says this will take 9 units.
Down payment \$1,500.00.



Block 1156 Lot 27



Address: 24th St. Vacant Lot

Type of Improvement: _____

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: * Land \$ 11,000.00 Improvements \$ none

1969-70 Taxes \$ 57.26

* Assessed value of 24th St. above 1000.

Block 1137 Lot 11

SALES DATA

GRANTOR: Robert Wong and Ellen M. Wong, his wife

GRANTEE: Hatsuro Aizawa and Amey Aizawa, his wife

ZONING: San Francisco R-3

RECORDING: Book B42, Page 725, File No. 078759

DATE OF DEED: April 21, 1966 DATE OF RECORDING: 4/21/66

\$11.00

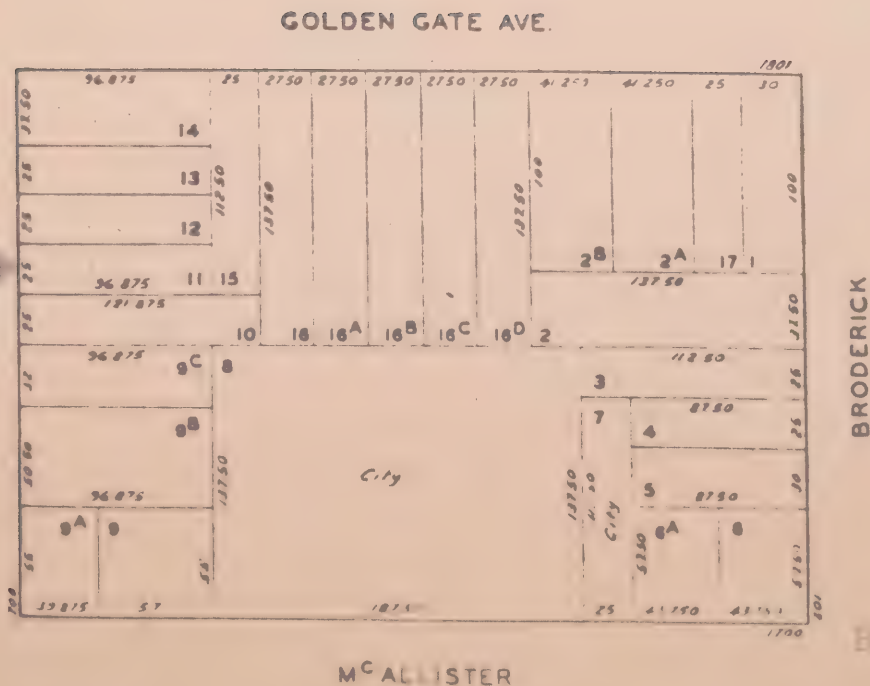
SALE PRICE: \$10,000.00

LAND AREA: 2,422 sq. ft.

UNIT VALUE: \$4.13 per sq. ft.

CONFIRMED: Mr. Wong, broker involved, 1/8/70

COMMENTS: Currently for sale asking price \$12,950.00.



Single Family
Residential

Address: 2652 California St.

Type of Improvement: Single Family Residence

Improvement Built: 1922 Rental Rate: _____

Building Area: 3,750 sq. ft. Rents: _____

First Floor 1,250 sq. ft. _____

Second Floor 1,230 sq. ft. _____

Third Floor 1,250 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

5 Bathrooms with 6 fixtures.

Assessed Valuation: * Land \$ 17,800.00 Improvements \$ 28,400.00

1969-70 Taxes \$ 1,419.48



* Assessed value is 25% of above figures.

Block 633 Lot _____

SALES DATA

GRANTOR: Kreszentia Rubia, a married woman

GRANTEE: Ralph I. McKinnon and Albert J. Gavaller, both single

BOOKING: San Francisco R-1

RECORDING: Book 5210, Page 342, File No. 044194

DATE OF DEED: January 31, 1968 DATE OF RECORDING: 2/13/68

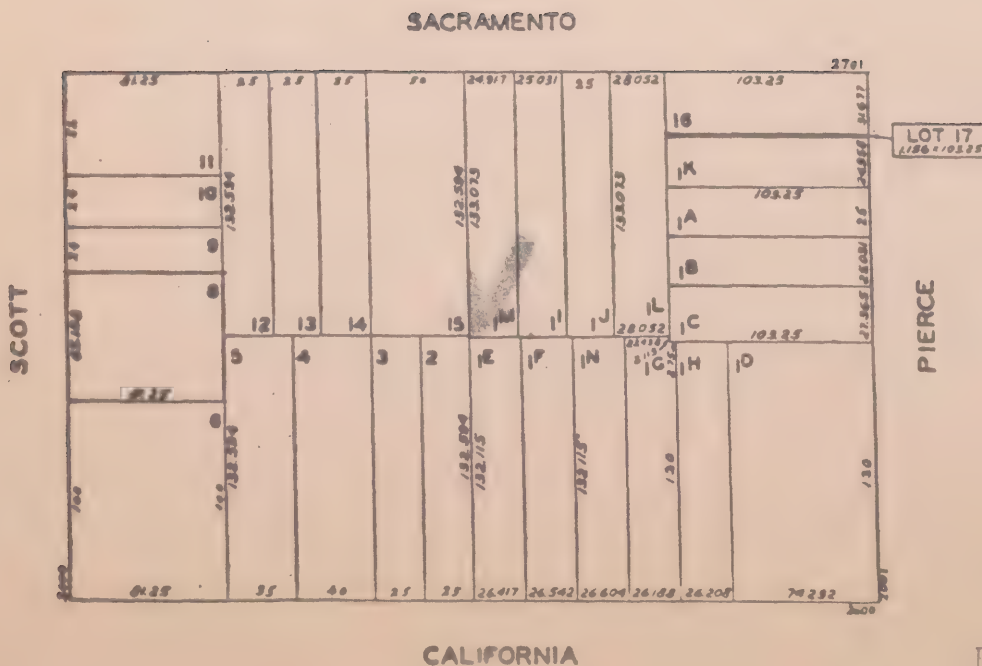
SALE PRICE: \$47.85

LAND AREA: 3,315 sq.ft.

TOTAL VALUE: \$11,12 sq.ft. land inc. building

CONFIRMED: Mrs. Rubia 12/17/69

DOCUMENTS: Single family residence at time of sale.



Address: 2723 Sacramento St.

Type of Improvement: dwelling

Improvement Built: 1890 (approx.) Rental Rate: _____

Building Area: 2,080 sq. ft. Rents: _____

First Floor 1,076 sq. ft. _____

Second Floor 896 sq. ft. _____

Third Floor 108 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

2 bathrooms with 7 fixtures.

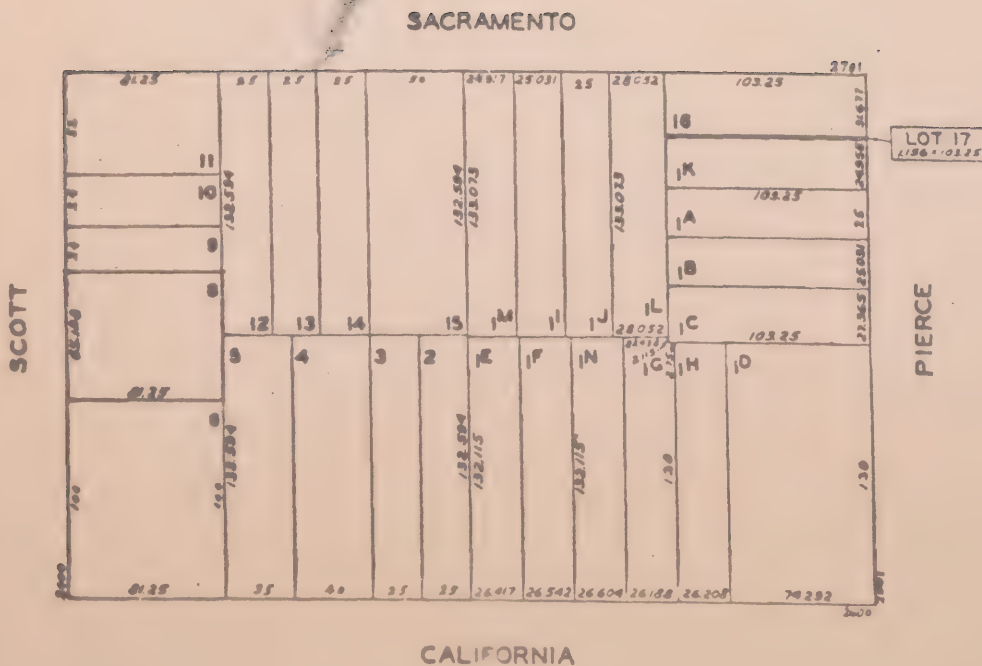
Assessed Valuation: * Land \$ 17,800.00 Improvements \$ 11,100.00

1969-70 Taxes \$ 795.76

* Assessed Value is 25% of above figures.

Block 633 Lot 13

SALES DATA



Block 533 Lot 13

Address: 2571 Sacramento

Type of Improvement: two story dwelling - 10 rooms

Improvement Built: _____ Rental Rate: _____

Building Area: 2,164 sq. ft. Vents: _____

First Floor 732 sq. ft. _____

Second Floor 732 sq. ft. _____

Third Floor _____ sq. ft. _____

basement 700 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation. Partial basement unfinished. 2 bathroom, 2 tub, 1 shower, and 7 closets.

Assessed Valuation: ⁺ Land \$ 9,300.00 Improvements \$ 12,800.00

1969-70 Taxes \$ 617.35



* Assessed value is 25% of above figures.

SALES DATA

GRANTOR: Theodore Richard Marcollo, Jr., a single man

GRANTEE: Gloria V. Murphy, a married woman, as her separate property

COUNTY: San Francisco R-3

RECORDING: Book A876, Page 575, File No. N65205

DATE OF DEED: January 28, 1965 DATE OF RECORDING: 2/3/65

PRICE: \$28,250

NET PRICE: \$25,500.00

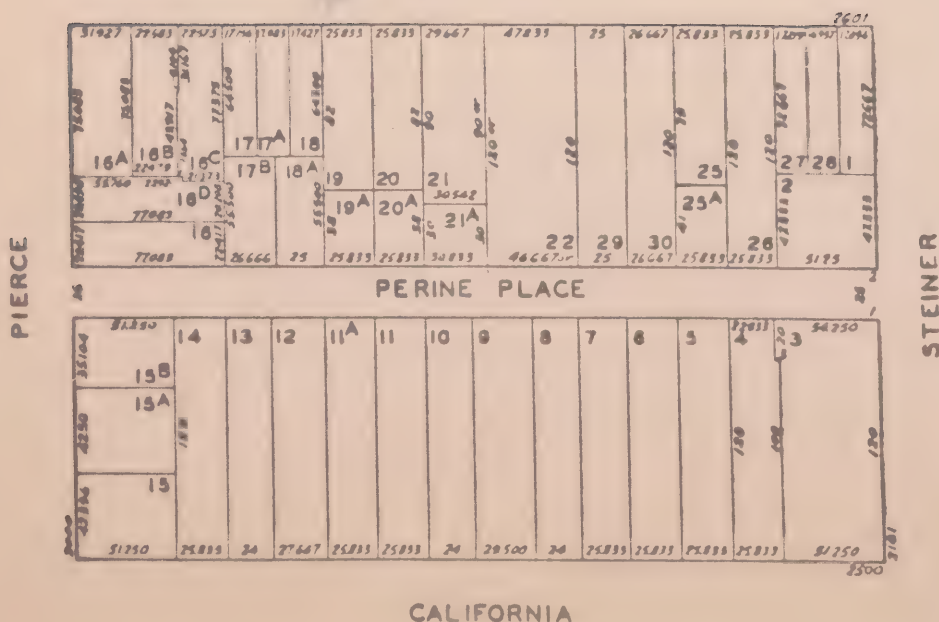
LAND AREA: 1,124 sq. ft.

UNIT VALUE: \$17.42 per sq. ft. of building living area.

COMMISSIONED: Mrs. Murphy 12/9/69

COMMENTS: Single family residence. It was two flats when purchased, but the grantee converted it back. Mrs. Murphy would not disclose rents that prevailed at the time of purchase.

SACRAMENTO





Address: 3110 Stinner

Type of Improvement: dwelling

Improvement Built: 1961 Rental Rate: _____

Building Area: 2,135 sq. ft. Rents: _____

First Floor 1,065 sq. ft. _____

Second Floor 1,065 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

1 bathroom with / fixtures.

Assessed Valuation: * Land \$ 12,000.00 Improvements \$ 11,900.00

1969-70 Taxes \$ 297.44

* Assessed value is 25% of market value.

Block 44 Lot 16

Block 635 Lot 16



Address: 2021 Webster St.

Type of Improvement: 2 story and basement 7 room dwelling

Improvement Built: 1930 (Approx.) Rental Rate: _____

Building Area: 2,160 sq. ft. Rents: _____

First Floor 1,140 sq. ft. _____

Second Floor 1,120 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Stone foundation. Partial, unfinished basement. 1 bathroom, 1 tub, and
5 fixtures.

Assessed Valuation: * Land \$ 13,100.00 Improvements \$ 22,500.00

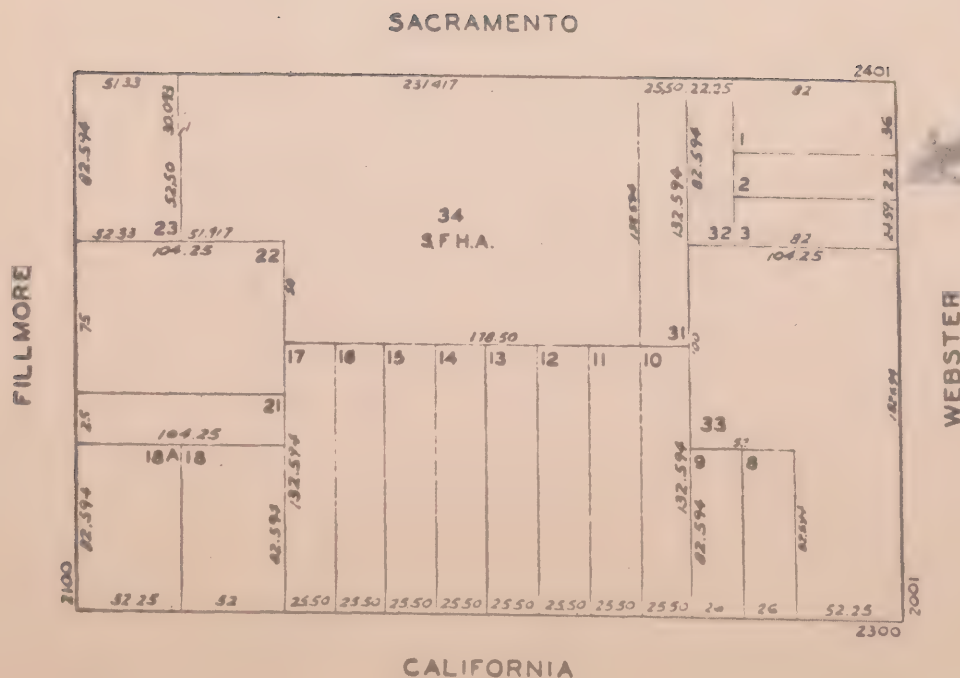
1969-70 Taxes \$ 1,093.80

* Assessed value is 25% of above figures.

Block 636 Lot 2

SALES DATA

INTOR: Robert H. Hering, a single man, aka, Robert Henry Hering, a single man
GRANTEE: Elizabeth Jackson McCaa, a married woman
ZONING: San Francisco R-3
RECORDING: Book A934, Page 966, File No. N110398
DATE OF DEED: June 23, 1965 **DATE OF RECORDING:** 6/24/65
SALE PRICE: \$51,000.00 **D.T.:** 1,000.00 to American Savings and Loan
LAND AREA: 1,804 sq.ft.
UNIT VALUE: \$22.57 per sq.ft. of building inc. land
FIRMED: Mrs. McCaa 12/10/69
COMMENTS: Used as single family residence. This property has resold for \$60,000.00 on 3/9/67.



Address: 2019 Webster St.

Type of Improvement: 3 story and basement - 7 room dwelling

Improvement Roll: 1000 Rental Rate: _____

Building Area: 5,095 sq. ft. Rents: _____

First Floor 1,351 sq. ft. _____

Second Floor 733 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame, concrete and brick foundation. Unfinished cement floor in basement. Park one car. Flat, tar and gravel roof. Pine floors, 2 bathrooms, 1 built-in tub, 7 closets. Circular gas heat and fireplace.

Assessed Valuation: * Land \$ 14,788.01 Improvements \$ 24,100.00

1969-70 Taxes: \$ 1,196.46



SALES DATA

GRANTOR: Anthony Winston and Acela Winston, his wife and Robert Hering, a single man

GRANTEE: Anthony Winston and Doree K. Alston, his wife

ZONING: San Francisco SFHA

RECORDING: Book A948, Page 115

DATE OF DEED: 12/16/69 DATE OF RECORDING: 12/16/69

SALE PRICE: \$56.10

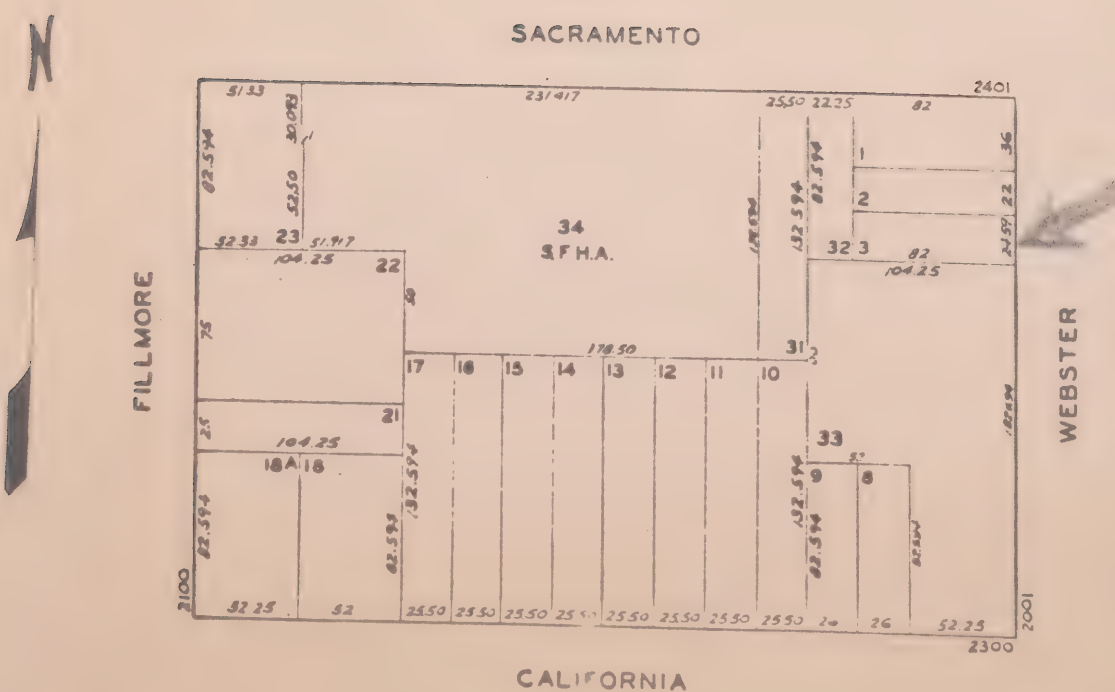
AMOUNT: \$51,000.00
 \$51,000.00 to San Rafael Federal Savings and Loan Association

LAND AREA: 2,016 sq. ft.

UNIT PRICE: \$24.36 per sq. ft. of building inc. land

CONFIRMED: Mr. Hering 12/16/69

COMMENTS: The Grantee would not confirm.
 Single family residence at time of sale.



Address: 2171 Sacramento St.

Type of Improvement: Dwelling - single family

Improvement Built: 1955 (approx.) Rental Rate: _____

Building Area: 1,798 sq. ft. PERM: _____

First Floor 1,798 sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvements (describe):

all interior quality materials - appears to be a new building.

Assessed Value: 1,000 Improvements: 10,400

1954-70 Taxes: 1,500.00



* Assessed value is based on 1954 figures.

SALES DATA

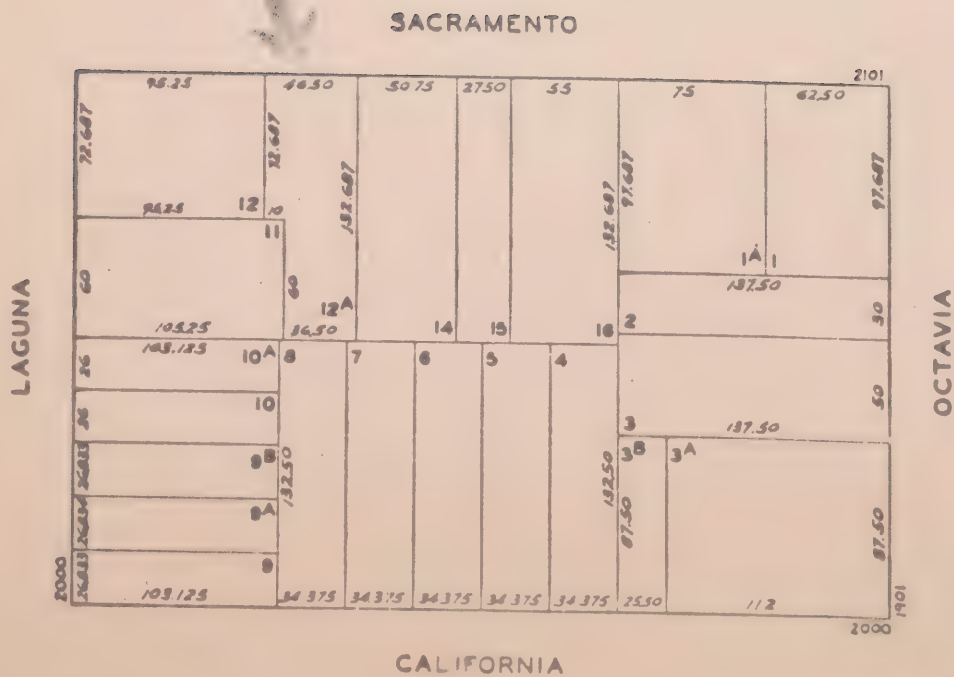
ZONING: San Francisco R-5

\$72.60

SALE PRICE: \$66,000.00

5,570 sq.ft.

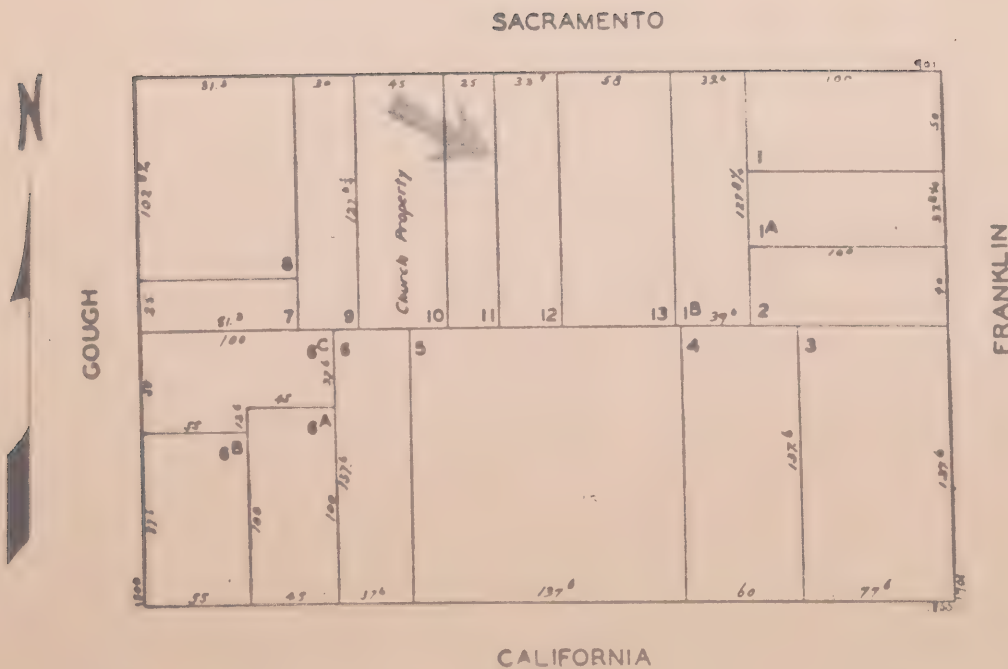
UNIT VALUE: \$11.85 per sq.ft.



Block 639 Lot 12A

SALES DATA

GRANTOR: Marilyn Rice Nell and Benno F. Nell, her husband
 GRANTEE: Morgan Knott and Susan Harding Knott, his wife
 Address: San Francisco R-5
 RECORDING: Book B293, Page 708, File , R29497
 DATE OF DEED: November 29, 1968 DATE OF SALE: 11/29/68
 I.R.S. \$110.00 D.T. \$10,000.00 to Well's Fargo
 SALE PRICE: \$100,000.00
 LAND AREA: 4,269 sq. ft.
 UNIT VALUE: \$44.64 per sq. ft. bldg.
 CONFIRMED: Mr. Knott 12/13/69
 COMMENTS: Single family residence used



Block 641 Lot 12-1

Address: 1810 Park St.

Type of Improvement: Two-story frame dwelling with a full basement

Improvements Built: 1880 Rental Value: _____

Building Area: 1,040 sq. ft. Perms: _____

First Floor: 1,040 sq. ft. _____

Second Floor: 2,080 sq. ft. _____

Third Floor: _____ sq. ft. _____

Fourth: 180 sq. ft. _____

_____ sq. ft. _____

Improvement Description

Two-story frame dwelling with full basement. Flat, fair and average condition. Interior has plaster walls. 7 rooms including bath, 2 lavatories, 2 full bathrooms, 8 closets, one large front porch, 1 back porch, 1 carport & garage.

Assessed Value: \$11,000.00 Improvements: \$11,000.00

1969-70 Taxes: \$41.80



* VALUES SHOWN ARE BASED ON ABOVE FIGURES.

Sheet _____ of _____

SALES DATA

GRANTOR: Richard W. McClure, a single man

GRANTEE: Joseph E. Arseguel and [redacted] AB 9118

ZONING: San Francisco R-3

RECORDING: Book A961, Page 742, F No. 018971

DATE OF DEED: September 2, 1965 DO [redacted] 1965

I.R.S. \$44.00

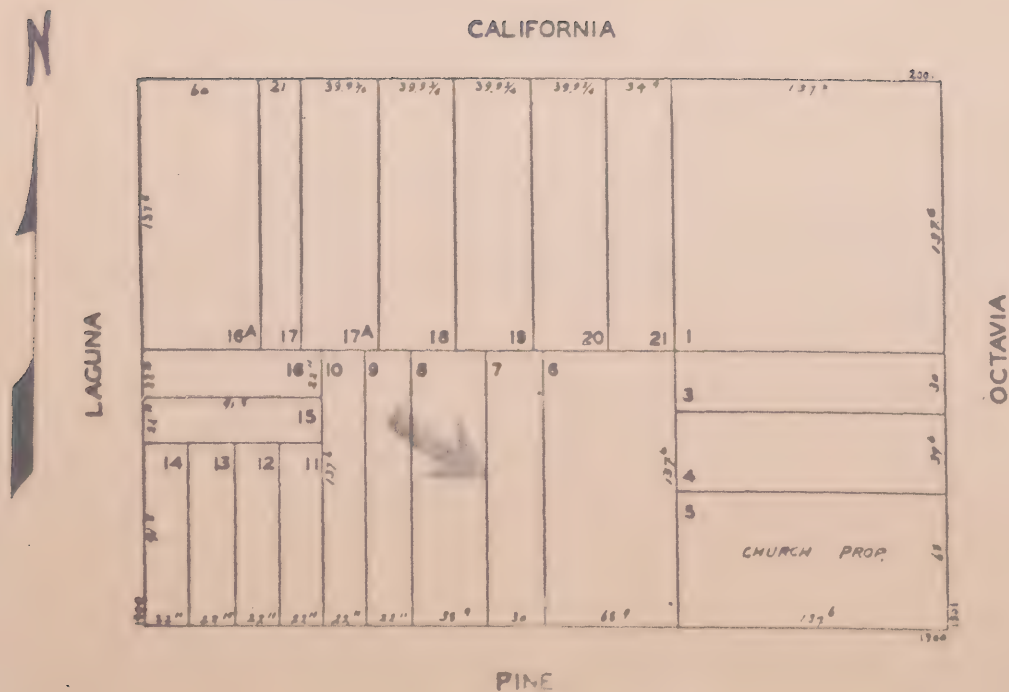
SALE PRICE: \$40,000.00 .T. \$29,500.00 to S [redacted]

LAND AREA: 4,125 sq. ft. \$3,000.00 to grant

UNIT VALUE: \$11.86 per sq. ft. bldg. inc. land

CONFIRMED: Mr. Arseguel 113-7119

COMMENTS: Single family residence.





Address: 1933 Laguna St.

Type of Improvement: one story wood frame dwelling - 7 rooms

Improvement Built: 1910 Rental Rate: _____

Building Area: 1,333 sq. ft. Rents: _____

First Floor 1,333 sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick foundation with partially finished basement having a cement floor. There is parking in basement for one car. The exterior of the building is rustic with plain trim. Flat, gabled type roof composed of tar and gravel. Interior trim is pine over plaster walls. 7 rooms have pine floors with an asbestos tile on the kitchen floor. There are 2 bathrooms, 7 fixtures. Gas furnace heat.

Assessed Valuation: Land \$ 20,000.00 Improvements \$ 7,000.00

1969-70 Taxes \$ 229.36

* assessed value is 25% of the above figures.

Block 451 Lot 2

SALES DATA

GRANTOR: George Douglas Day and Ellen M. Day, his wife

GRANTEE: Claude Rouas and Ardath Rouas, his wife

ZONING: San Francisco R-5

RECORDING: Book B369, Page 703, File No. S15614

DATE OF DEED: September 25, 1969 DATE OF RECORDING: 9/26/69

P.R.S. \$45.10

NET PRICE \$47,000.00

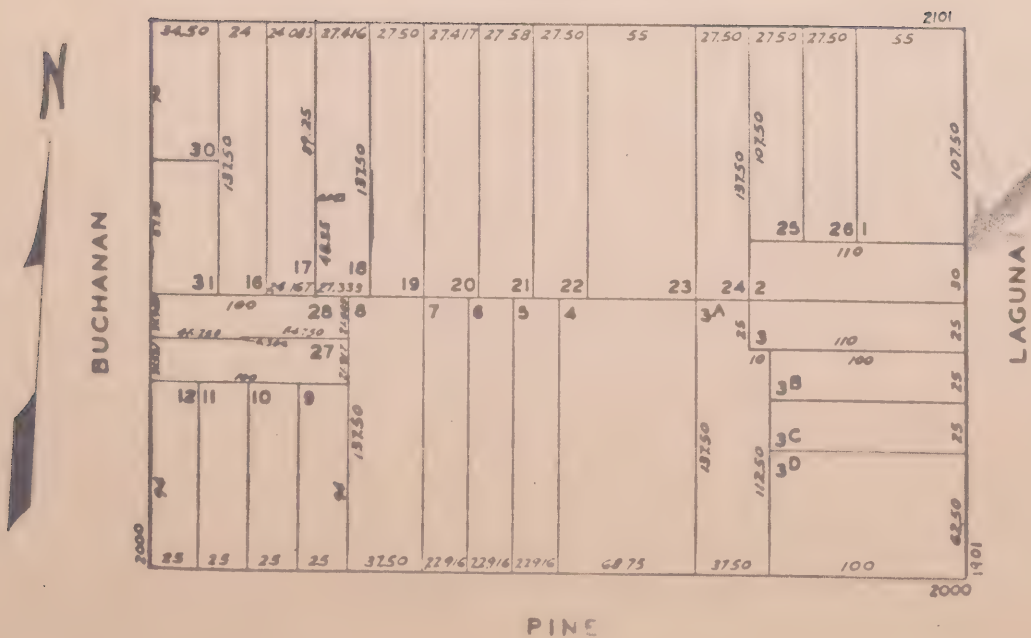
LAND AREA: 3,300 sq. ft.

UNIT VALUE: \$30.64 per sq. ft. bldg. inc. land

CONFIRMED: Mr. Rouas 12/12/69

COMMENTS: Used as a single family residence by Grantee.

CALIFORNIA



Block 651

Lot

Address: 2175 California St.

Type of Improvement: 2 story, 9 room building.

Improvement Built: 1890 Rental Rate: _____

Building Area: 7,100 sq. ft. 7000

First Floor 3,400 sq. ft. _____

Second Floor 2,350 sq. ft. _____

Third Floor _____ sq. ft. _____

Land 370 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame with partial brick and concrete foundation. There is a full basement, unfinished, with a cement floor. There are room for 2 car parking. Exterior walls are rustic. There is a party wall on the west side. Flat, gravel roof. The interior trim is pine over plaster walls. There are 9 rooms with hardwood floors, 3 pine and 1 tile floor. There are 3 bathroom fixtures, 1 gas furnace supplying heat, 4 fireplaces, and 6 closets. Electric dishwasher, garbage disposal and drop-in ranges in this building.

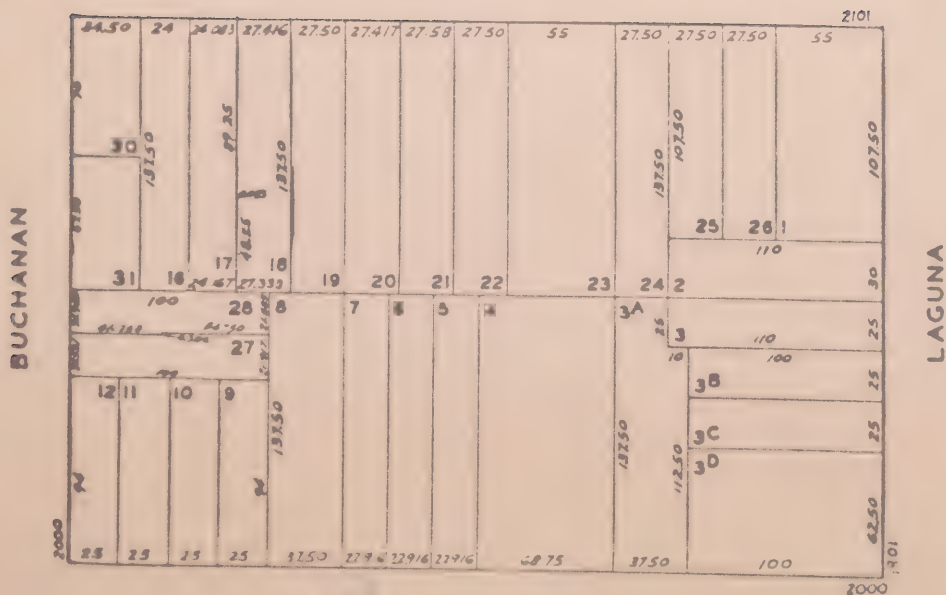
Assessed Valuation: Land \$ _____ Improvements \$ _____

1969-70 Taxes 2 _____



RANTON: Earl Diskin, a single man; Raymond M. Kennedy Jr. a single man; Blair S. Howen, a single man and Grant A. Larsen, a single man
GRANTEE: Marshall W. Krause and Charlotte G. Krause, his wife
ZONING: San Francisco R-5
RECORDING: Book B 1, Page 899, File No. 048487
DATE OF DEED: December 20, 1965 **DATE OF RECORDING:** 12/24/65
T.R.S. \$75.90
SALE PRICE: \$69,000.00
LAND AREA: 3,316 sq. ft.
UNIT VALUE:
CONFIRMED: Mrs. Krause 12/12/69
COMMENTS: Single family residence used by the grantee. This parcel was resold in Oct. or Nov. of 1968 for \$79,000.00 on a contract of sale.

CALIFORNIA



PINE

Address: 2178 14th St.

Type of Improvement: 100% Type 9 Woodwork Remodeling

Improvement Value: _____ Rental Rate: _____

Building Area: 2,250 sq. ft. Rents: _____

First Floor 1,125 sq. ft. _____

Second Floor 1,125 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Extensive wood siding exterior over original foundation with partial basement, cupola, tiled roof with asbestos roofing. Exterior has stucco walls. Interior of the building is not known.

Assessed valuation: Land \$ 11,000.00 Improvements \$ 11,400.00

1969-70 Value \$ 22,400.00



* Appraised value is 25% of the assessed value.

SALES DATA

GRANTOR: Masao Iwawaki and Toshiko Iwawaki, his wife

GRANTEE: Dean S. Scotton, a single man

CITY: San Francisco R-3

RECORDING: Book A973, Page 603, File No. 028035

DATE OF DEED: September 29, 1965 DATE OF RECORDING: 10/1/65

P.S. \$22.50

SALE PRICE: \$25,000.00 D.T. \$19,000.00 to American
Savings and Loan Association
of California

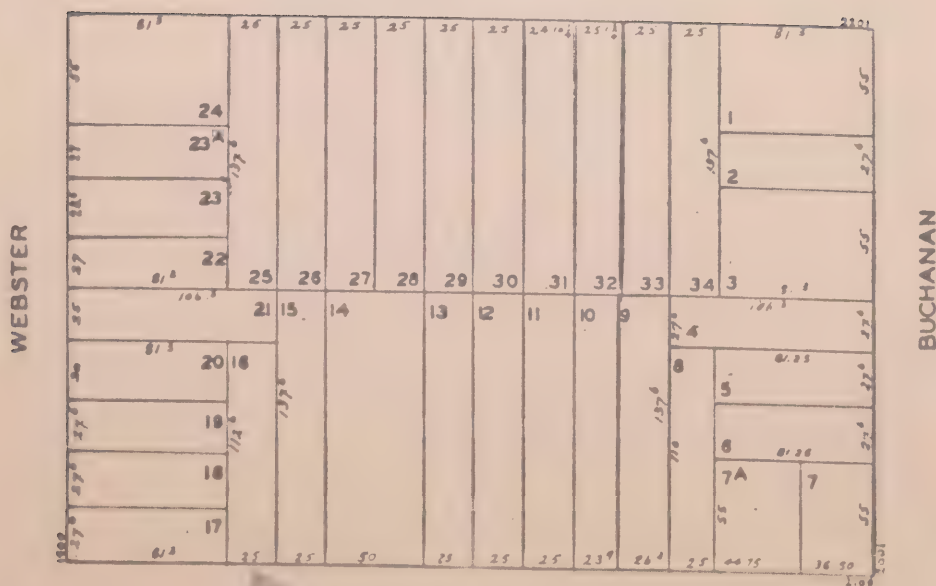
LAND AREA: 2,813 sq.ft.

VALUE: \$11.11 per sq. ft. of bldg. \$2,000.00 to grantor:
incl land

CONFIRMED: Mr. Scotton 12/29/69

COMMENTS: Single family residence.
This property was resold in 1968 for \$34,000.00
See Block 652 Lot 16-1.

CALIFORNIA



GRANTOR: Dean S. Scotton, a single man

GRANTEE: Robert W. Kerwin and Angela C. Kerwin, his wife

CITY: San Francisco N-3

RECORDING: Book 1000 Page 716, San Francisco

DATE OF DEED: June 17, 1969 DATE OF RECORDING: 10/1/69

L.A.S. 117,400

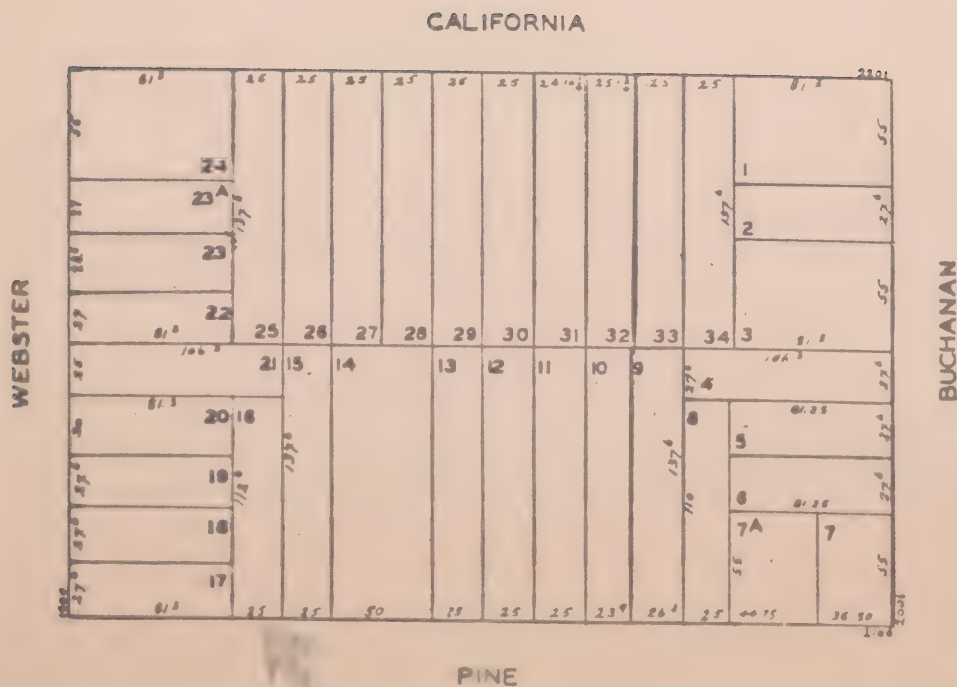
SALE PRICE: \$34,000.00 3221 The View
Federal Savings and Loan Assoc.

ACREAGE: 2,813 sq.ft.

UNIT VALUE: \$12.09 per sq.ft. inc. land.

APPROVAL: Mr. Scotton 12/29/69

COMMENTS: Single family residence.



Block 652 Lot 16-1

Address: 1332 High Street

Type of Improvement: Two story, 7 room wood frame building

Improvement Built: _____ Rental Rate: _____

Building Area: 1,500 sq. ft. Rents: _____

First Floor 870 sq. ft. _____

Second Floor 630 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior has wood siding over brick foundation, has full unfinished basement with cement floor, and 1 car space. Building has flat, tar and gravel roof and the interior walls are plaster. Rooms contain 7 pane floors, one bath with fixtures and 1 tub. There are 4 closets, 1 porch and one gas fired circulating heat.

Assessed Valuation: Land \$ _____ Improvements \$ _____

1969-70 Taxes \$ _____



GRANTOR: Elaine Henderson single woman

GRANTEE: Leo R. Naganuma and Margaret S. Naganuma, his wife

PROPERTY: San Francisco C-2

RECORDING: Book B17 Page 655, File No. 611664

DATE OF DEED: 8/28/67 DATE OF RECORDING: 8/28/67

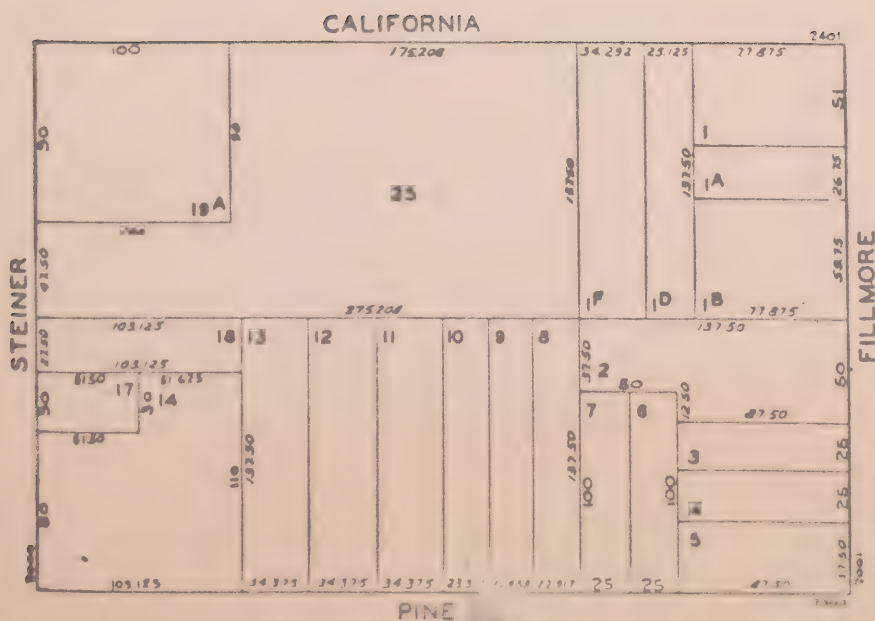
SALE PRICE: \$27,500.00 T. \$19,000.00 to San Francisco Federal Savings and Loan Association

3,214 sq.ft. (23.77 x 137.5) Association

LIMIT: 100' of building including land

CONFIRMED: Miss Henderson 12/10/69

COMMENTS: single family residence rented at time of sale for \$125.00



Address: 2500 California St.

Type of Improvement: Two-story wood frame 2-unit dwelling

Improvement Built: 1897 Rental Rate: _____

Building Area: 1,100 sq. ft. Rents: _____

First Floor: 380 sq. ft. _____

Second Floor: 880 sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Two-story wood frame, full basement with concrete floor. Basement is partially unfinished and used for parking two cars. Exterior walls are made with concrete block or masonry. This is plain. Roof is gabled with a shingle covering. Interior trim is pine over plaster. 7 rooms plus bathroom. Floors are maple, and are on tile. Day bathroom is bathroom. 2 fireplaces. Central air conditioning system.

Assessed Value (per 1960) 14,400.00 Improvements 22,000.00

1960-70 Taxes 022.94



1. Address: 2500 California St. 2. Block: 10000

Block: _____ Lot: 26

RECORDING:

B122 Pag 784, il . P44 76

DATE OF DEED:

February 16, 19 7

DATE OF RECORDING: 3/3, 7

L.R.S.

\$38.50

SALE PRICE:

\$35,000.00

LAND AREA:

3,397 sq.ft.

UNIT VALUE:

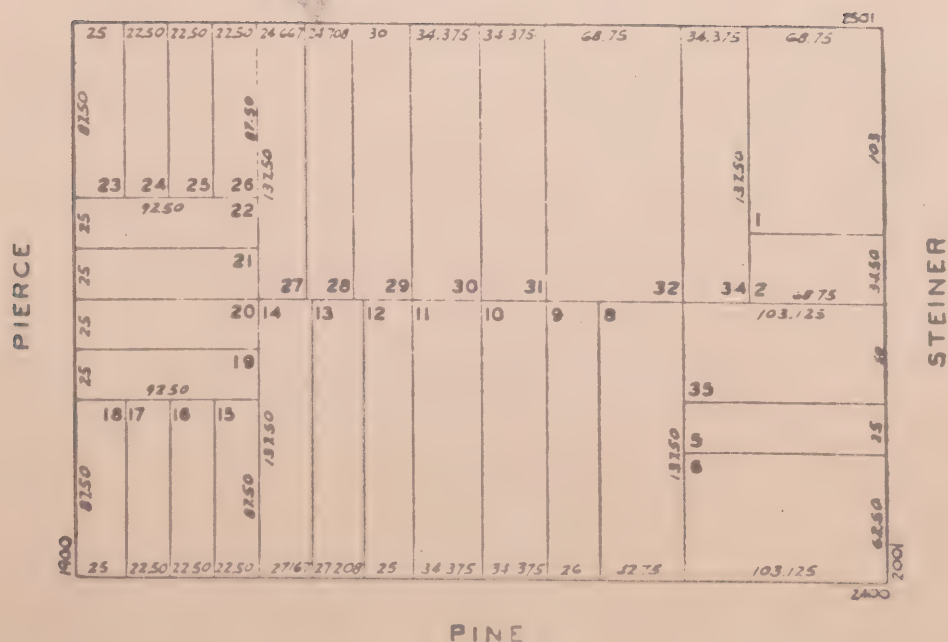
\$17.68 per sq. ft. of bldg. n. l. lar .

CONFIRMED:

Mr. Quartaroli 12/19/63

COMMENTS:

Single family residence which was stored by rante a l.
then resold in C t. of 196 for \$47 00.00.





Address: 3424 Bush

Type of Improvement: Two Story, 6 room dwelling, wood frame

Improvement Built: 1883 Rental Rate: _____

Building Area: 1,716 sq. ft. Rents: _____

First Floor 850 sq. ft. _____

Second Floor 850 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick foundation with a full basement, unplastered, with cement floor. There is a section that has wood floors, also. Exterior walls are rustic with a plaster top. Composition shingle gabled roof. The interior trim is gone over plaster walls. There are 3 rooms with hardwood floor, 2 with pine and 1 bathroom with 4 fixtures. There is a gas forced air furnace, and 3 closets. There is also a garage that is 10' x 20'.

Assessed Valuation: \$ 1,000 \$ 14,000.00 Improvements \$ 8,400.00

1969-70 Taxes \$ 600.14

SALES DATA

GRANTOR: George A. Harvey, Melville G. Harvey, aka, Melville George Harvey and Barbara Kerris, aka, Barbara Helen Burgmeyer

GRANTEE: Peter Tammaro, a single man

ZONING: San Francisco

RECORDING: Book A945, Page 713, File No. 06580

DATE OF DEED: July 2, 1965

DATE OF RECORDING: 7/22/65

P.P.S. \$33.00

SALE PRICE: \$30,000.00

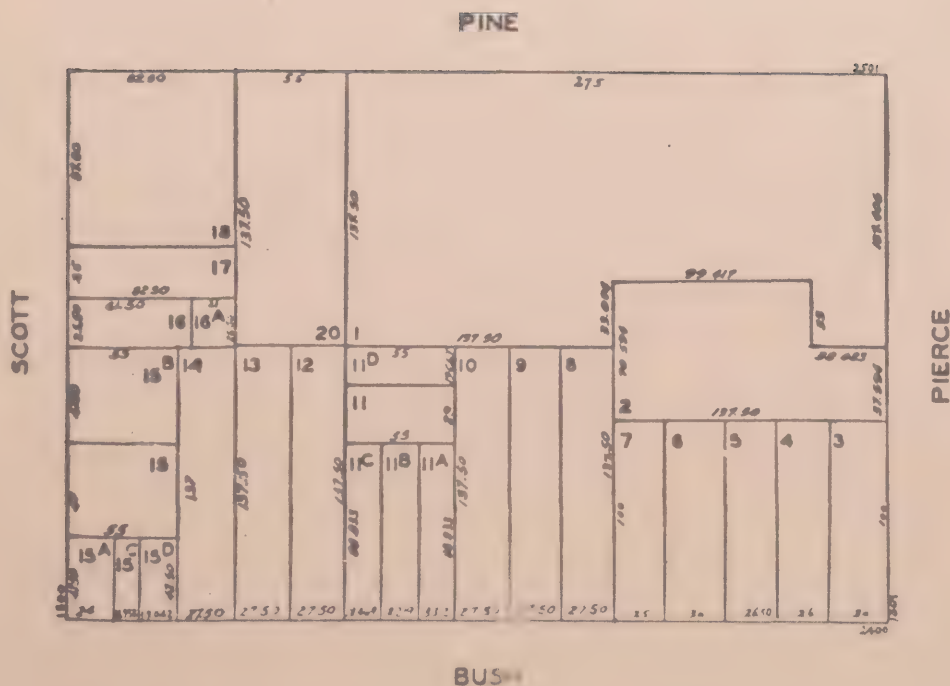
D.T. \$22,000.00 to San Rafael Federal Savings and Loan Association

LAND AREA: 3,000 Sq.Ft. (30' x 100')

UNIT VALUE:

CONFIRMED: Lois Harper, [REDACTED]

COMMENTS: Mr. Tammaro, a salesman in Mrs. Harper's office subsequently sold this property August 11, 1965. It was owner occupied.



Block 657 Lot 6

SALES DATA

GRANTOR: Peter Tammaro, a single man

RANTEE: Elbert G. Smith, a single man

ZONING: San Francisco

RECORDING: Book A957, Page 566, File No. 015902

DATE OF DEED: August 11, 1965 DATE OF RECORDING: 8/24/65

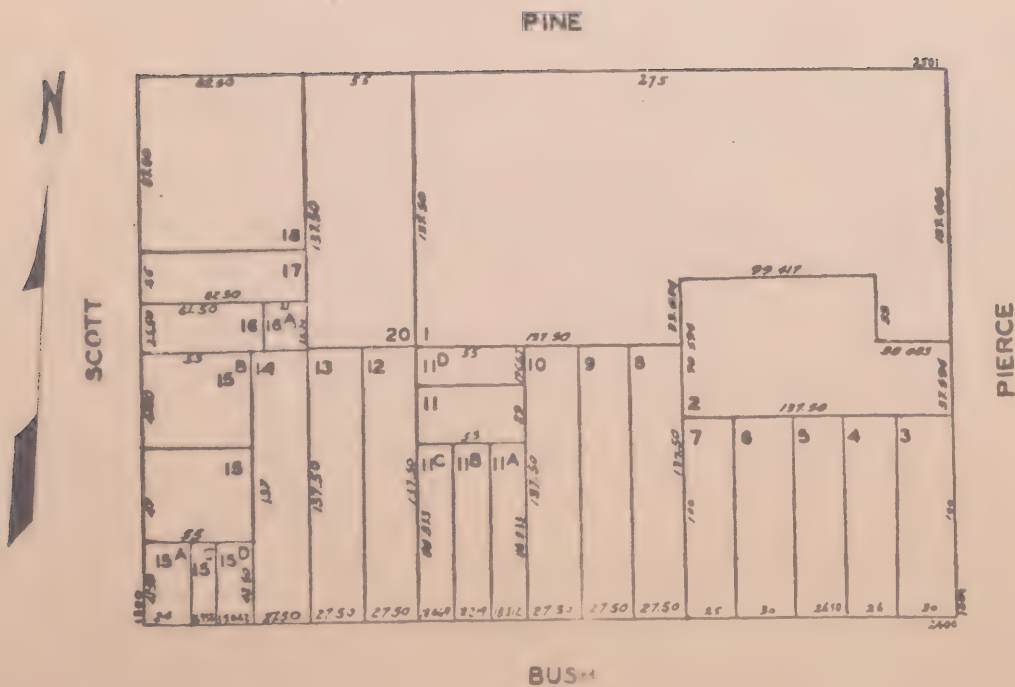
SALE PRICE: \$34,000.00 D.T. \$2,800.00 to grantor

LAND AREA: 3,000 Sq.Ft. (30' x 100')

UNIT VALUE:

CONFIRMED: Lois Harper, Broker 1/12/70

COMMENTS: Mr. Tammaro, a salesman in Mrs. Harper's office purchased this property for \$30,000.00 July 2, 1965. It was owner occupied by previous owner and Mr. Smith.



Block 657 Lot 6-1



Address: 2454 Puhi

Type of Improvement: 3 story, 5 room dwelling.

Improvement Built: 1906 (approx.) Rental Rate: _____

Building Area: 1,215 sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame, brick foundation with full basement, unfinished. There is a wood floor in the basement with room for parking 1 car. The exterior walls are rustic with plain trim. There is also shingled asbestos on the outside walls of this flat. Tar and gravel roof and the interior trim is pine over plaster walls. All rooms have pine floors. There is one bathroom, 6 fixtures, 1 fireplace, and 4 closets in this building.

Assessed Valuation: * Land \$ 11,500.00 Improvements \$ 5,900.00

1969-70 Taxes \$ 442.44

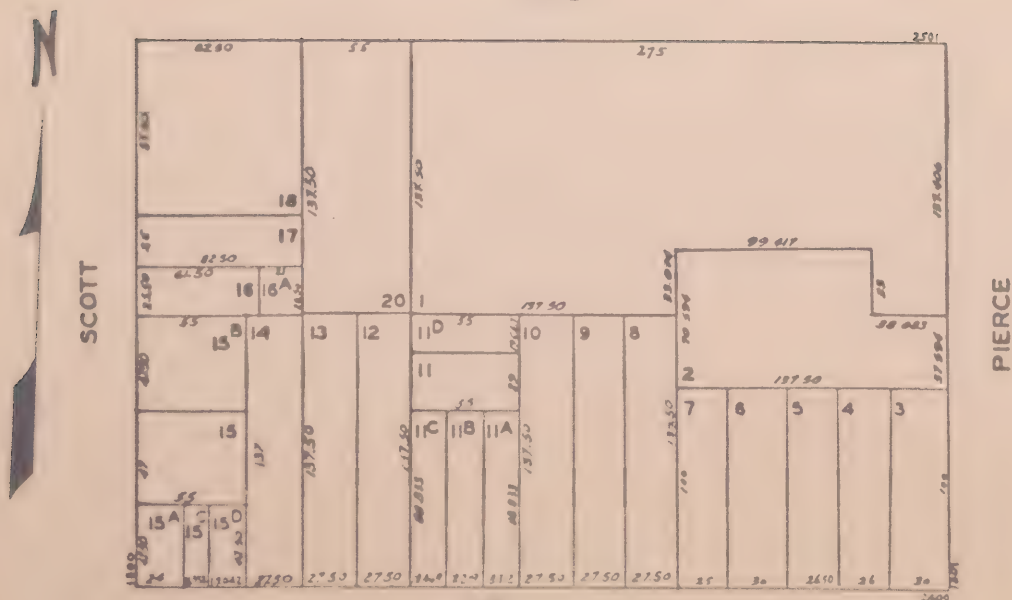
* Assessed value is sum of above figures.

Block 157 Lot 11A

LES DATA

GRANTOR: THE M. C. ...
 GRANTEE: Title Insurance and Trust Company, Califor
 COUNTY: San Francisco R-3
 RECORDING: Book A980, Page 696, File . J33
 DATE OF DEED: October 28, 1965 DA RECORDING
 L.R.S. \$27.5
 SALE PRICE: \$25,000.00
 LAND AREA: 1,618 sq.ft.
 GRANTED: Mr. Ring, atty for grantee 12/2/69
 COMMENTS: Single family residence.

PINE



Block 657

Lot 11 A

Address: 1436 Bush Street

Type of Improvement: one story, 3 room building

Improvement Built: 1965 Rental Rate: _____

Building Area: 1,178 sq. ft. Yards: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame, brick foundation with full basement, unfinished. There is a wood floor in the basement with room for parking 1 car. The exterior walls are mastic with plastic trim. There is also shingled asbestos on the outside walls of this building. Tar and gravel, flat roof. The interior trim is pine over plaster walls. All rooms have pine floors. There is one bathroom, 5 bedrooms, 1 fireplace and 4 closets in this building.

Assessed Valuation: * Land \$ 8,380.00 Improvements \$ 6,380.46

1969-70 Taxes \$ 439.16



* Assessed value is 11% of above figure.

Block 607 Lot 118

1875-1876

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... and a number of Opelia ...

N

PINE

SCOTT

PIERCE

BOTH

Total



Address: 1456 Bush Street

Type of Improvement: 1 story, 3 room dwelling

Improvement Built: 1985 Rental Rate: _____

Building Area: 1,143 sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame, brick foundation with full basement, unfinished. There is a wood floor in the basement with room for parking 1 car. The exterior walls are rusted with plain trim. There is also shingled asbestos on the outside walls of this building. Tar and gravel flat roof. Interior trim is pine over plaster walls. All rooms have pine floors. There is one bathroom, 6 closets, 1 fireplace and 4 closets in this building.

Assessed Valuation: * Land \$ 2,500.00 Improvements \$ 9,900.00

1969-70 Taxes \$ 447.44

* Assessed value is 25% of above figures.

Block 57 Lot 11C

SALES DATA

GRANTOR: Summers Earl Jamerson and Leola W. Jamerson, his wife

GRANTEE: Frederic W. Tower and Missilla H. Tower, his wife

ZONING: San Francisco R-4

RECORDING: Book A897, Page 535, File No. N80957

DATE OF DEED: March 22, 1965 DATE OF RECORDING: 3/24/65

...

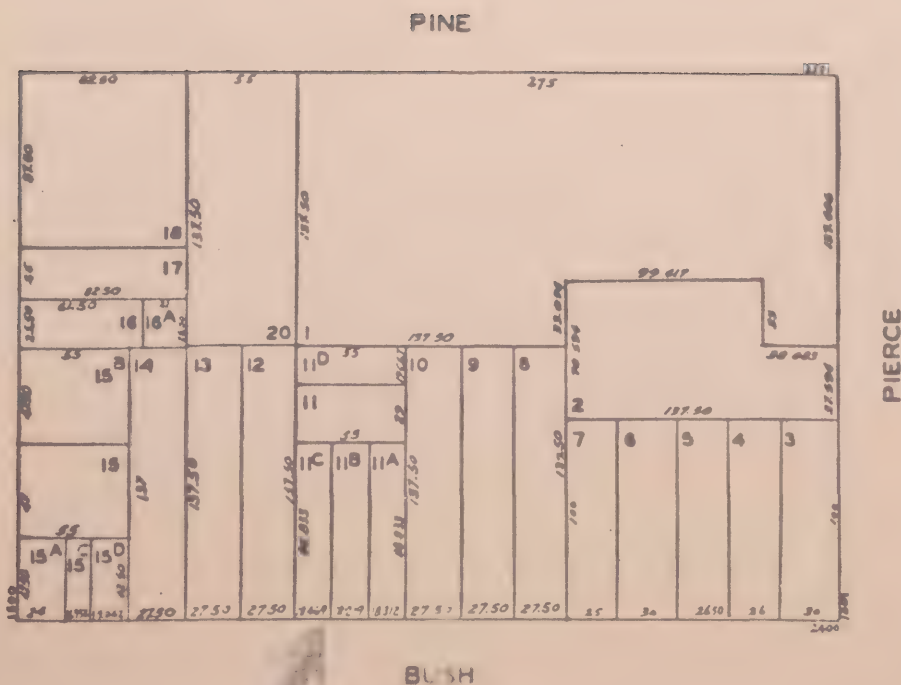
... \$11,000.00 in ... and Loan Association

LAND AREA: 1-108 11.1 (22.850 x 88.933')

UNIT VALUE: \$2,500.00 to grantors

...

COMMENTS: Resold October 21, 1965 for \$21,000.00



Block 657 Lot 11C



Address: 2000 Bush St.

Type of Improvement: Two and 1/2 story 3 room wood frame dwelling.

Improvement Built: 1190 Rental Rate: _____

Building Area: 1,852 (less veranda) sq. ft. Rents: _____

First Floor 1,426 sq. ft. _____

Second Floor 1,426 sq. ft. _____

Third Floor _____ sq. ft. _____

Attic 400 sq. ft. _____

Fin. Basement 600 sq. ft. _____
garage 145

Improvement Description:

Wood siding exterior over concrete foundation. Full, partially finished basement. Parking for one car in basement, which has wood floors. Gabled roof covered with composition shingles. Interior plastered walls. 4 rooms have hardwood floors, 5 have pine, and one is tile. There are two bathrooms, 9 fixtures, 1 built-in tub, one tile shower and one tile wall. Gas fired forced air furnace, 3 fireplaces, and 3 closets are in this building. Garage is at the front of the building.

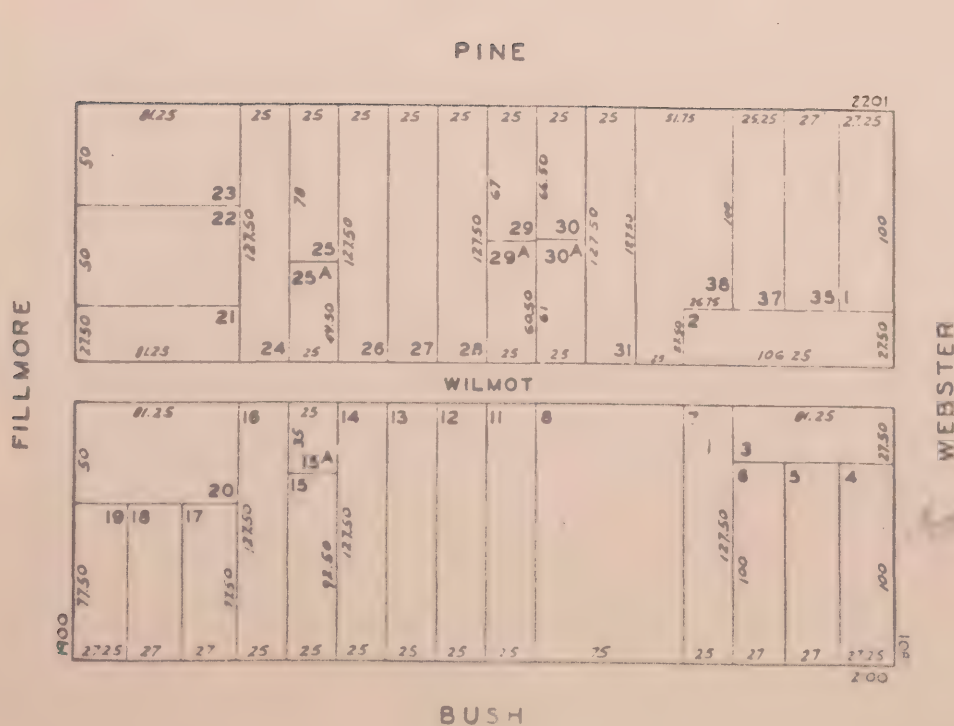
Assessed Valuation: * Land \$ 17,600.00 Improvements \$ 40,000.00

1969-70 Taxes \$ 1,194.30

* Assessed value is 25% of above figures.

Block 000 Lot 4

GRANT: Harry C. Jakobsen and Catherine F. his wife
 GRANTEE: H. Joseph Burckhardt, &
 ZONING: San Francisco R-3
 RECORDING: Book B 11, Page 402. File 05 137
 DATE OF DEED: December 24, 1966 1/24/66
 SALE PRICE: \$66,000.00 \$3,000.00 to pay View Federal Savings and Loan
 LAND AREA: 2,725 sq.-ft.
 UNIT VALUE: \$17.13 per sq.ft. of bldg. in 1966.
 CONFIRMED: Mr. Jakobsen 12/20, 1966
 COMMENTS: This was used as a single family residence at time of sale.



SALES DATA

GRANTOR: Harry C. Jakobsen and Catherine F. Jakobsen, his wife

GRANTEE: F. Dale Roth, a single man

ZONING: San Francisco R-3

RECORDING: Book B119, Page 811, File No. P42729

DATE OF DEED: February 15, 1967 DATE OF RECORDING: 2/21/67

I.R.S. \$24,200

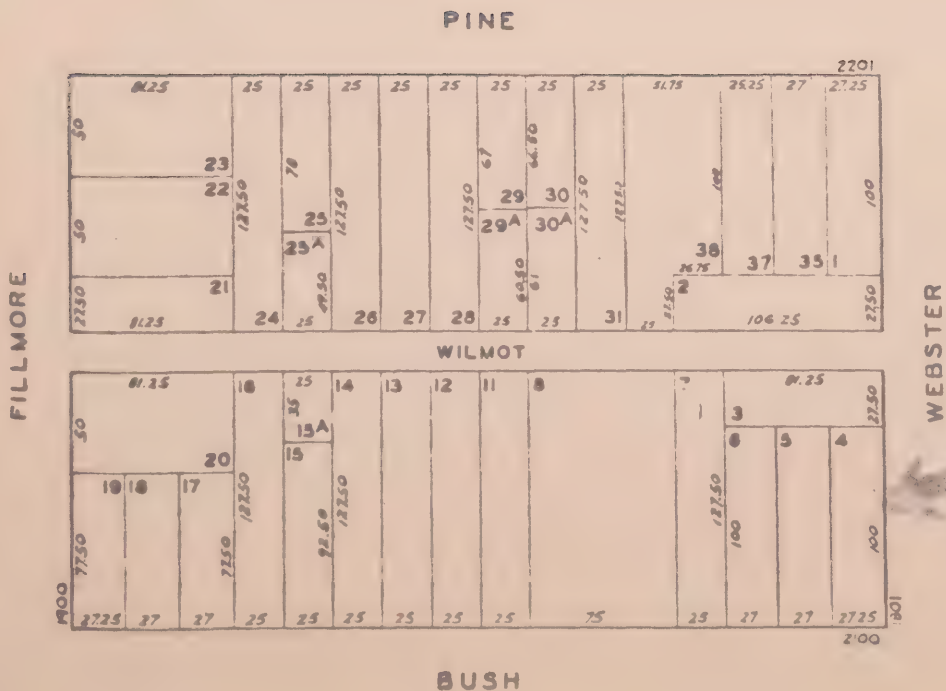
SALE PRICE: \$60,000.00 D.T. \$7,641.34 to grantors

LAND AREA: 2,725 sq.ft.

UNIT VALUE: \$15.58 per sq.ft. of bldg. inc. land.

CONFIRMED: Mr. Jakobsen 12/20/69

COMMENTS: This sale was foreclosed on in Dec. 1966, because buyer left the country then later resold for \$66,000.00 in February of 1967.



Address: 1000 North Street

Type of Improvement: Two-story wood frame - remodeling

Improvement Unit: 1000 - 1000 sq. ft. Rental Rate: _____

Building Area: 3,000 sq. ft. Units: _____

First Floor: 1,200 sq. ft. _____

Second Floor: 1,200 sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

EXTERIOR DESCRIPTION:

The exterior consists of wood siding. There is a concrete and tile foundation. It has an underlaid tile pavement with a concrete floor. It has a flat roof and vinyl siding. It has plaster walls with wood trim. It has 5 rooms of finished space, and one porch. There are 2 bathrooms, 1 kitchen, 2 bedrooms, and 2 bedrooms. Heating is provided by forced air furnaces. It has 2 closets.

Assessed Valuation: 100,000.00 Improvements: 21,000.00

1964-70 Taxes: 984.33



* Assessed value is 100% of above figure.

Sheet 111 of 111

SALES DATA

GRANTOR: Peter R. Loebbs and Helen L. Loebbs, his wife

GRANTEE: Ralph Dayan and Sarah Dayan, his wife

ZONING: San Francisco R-3

BOOK/INDEX: Book B 9 Page 559, File No. 054164

DATE OF SALE: January 13, 1966 DATE OF RECORDING: 1/18/66

S.S.V. \$25.30

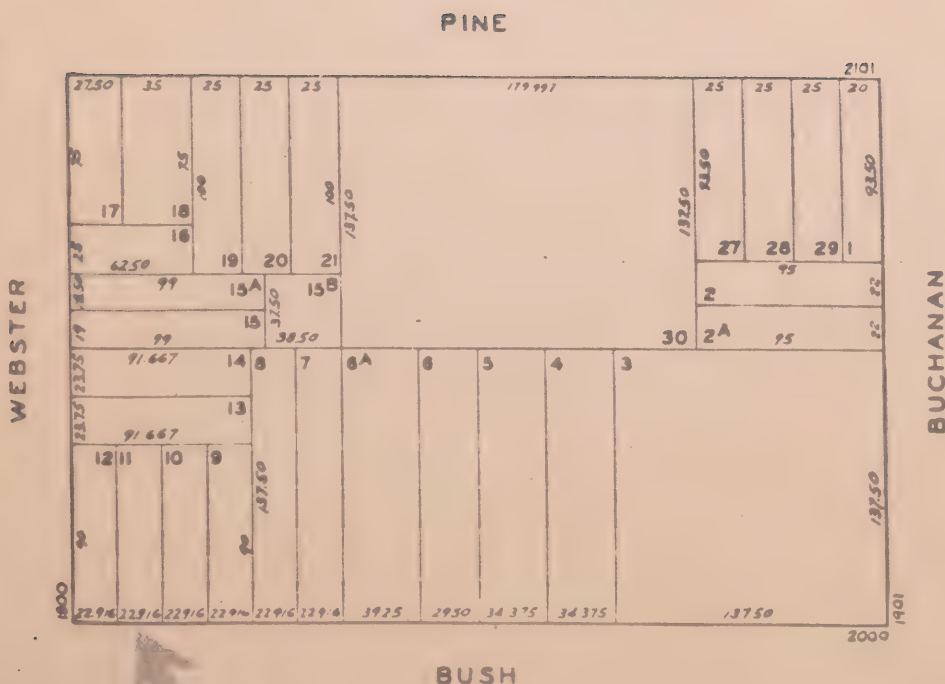
SALE PRICE: \$23,000.00 D.T. \$30,000.00 to Citizens Federal Savings and Loan Association

LAND AREA: 2,062 sq.ft.

TITLE VALUE: \$9.31 per sq.ft. inc. land

CONFIRMED: Mrs. Dayan 12/10/68

COMMENTS: Improved with 70+ years old single family residence, in such poor condition it was not rentable. Mr. Dayan completely remodeled house at a cost in excess of \$15,000.00, presently it is rented for \$325.00 per month.





Address: 2824 S. 5

Type of Improvement: two story wood frame 3 room dwelling

Improvement Built: 1960 (approx.) Rental Rate: _____

Building Area: 3,446 sq. ft. Rents: _____

First Floor 1,200 sq. ft. _____

Second Floor 1,000 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior walls concrete and brick foundation. There is a ^{partial} finished basement, unfinished, having a concrete floor. It has a gabled roof with shingles. Interior has plaster walls with pine trim. All floors are pine. One bathroom, 11 fixtures, and one central bath. Heating is provided by a gas furnace and also base burners. There are 3 closets.

Assessed Valuation: Land \$ 12,200.00 Improvements \$ 2,600.00

1969-70 Taxes \$ 175.34

* Assessed value is 25% of above figures.

Block 44 Lot 12

SALES DATA

1881

It, a widow

SALES:

Lowell Pickett, a single man

ZONING:

San Francisco R-3

RECORDING:

Book A953, Page 496, File No. 012745

DATE OF DEED:

August 2, 1965

DATE OF RECORDING: 8/12/65

101

Non-affixed

LAND AREA:

11000 sq. ft.

UNIT VALUE:

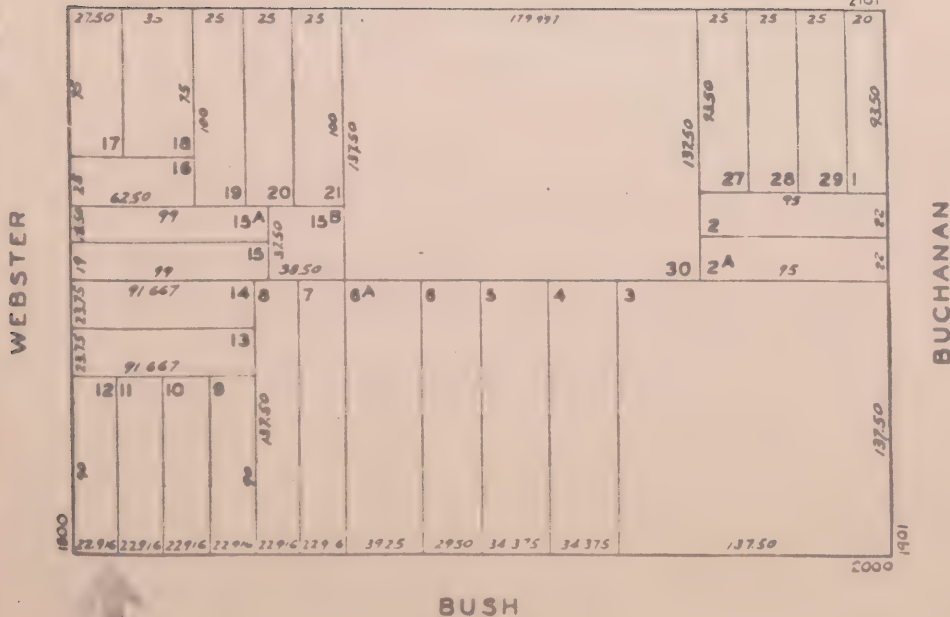
CONFIRMED:

Mr. Pickett 12/10/69

COMMENTS:

Mr. Pickett purchased this property from Mrs. Credit, August 2, 1965, for \$18,000.00. This transaction was a trade with Mr. Burt Olson, a realtor, and involved several parcels. Mr. Pickett does not recall size of property or value applied.

PINE



Block 661 Lot 12



Address: 1812 Webster Street

Type of Improvement: 1 frame, two story dwelling with 6 rooms

Improvement Built: 1885 (converted 1963 to Rental Rate: _____
single family residence)

Building Area: 1,440 sq. ft. Rents: _____

First Floor 700 sq. ft. _____

Second Floor 680 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building contain 2 flats and a partial brick and some concrete foundation with no basement, front of the building stucco and sides rustic with plain trim, roof being gable, asbestos shingles and the interior trim pine over plaster walls. Rooms consist of hardwood floors except for the bath, one bathroom with 7 fixtures and circulating heat heats this house.

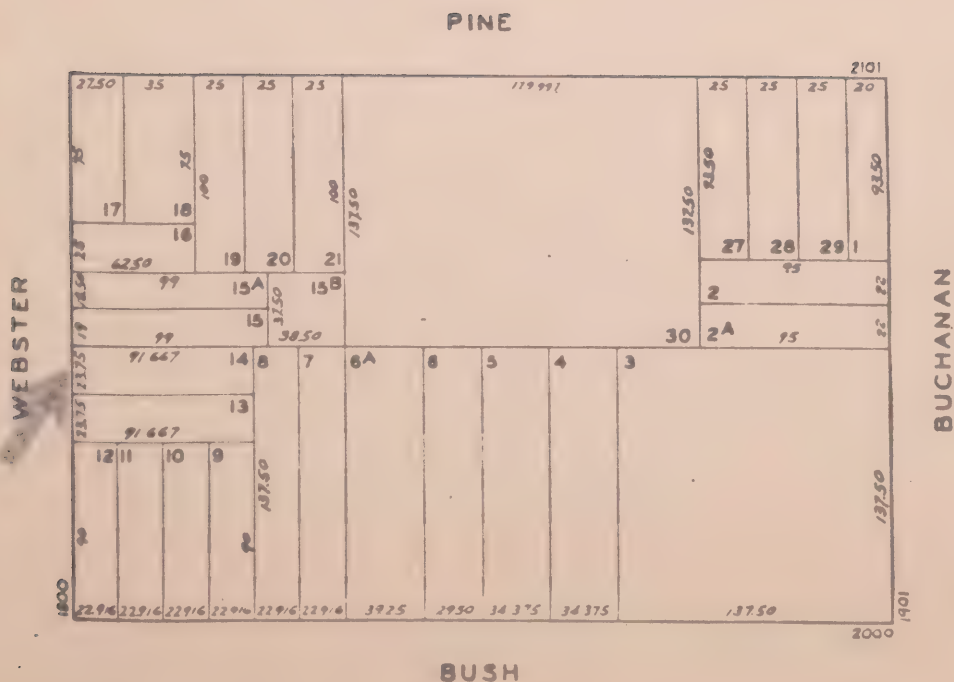
Assessed Valuation: * Land \$ 11,000.00 Improvements \$ 14,800.00

1969-70 Taxes \$ 700.52

*Assessed value is 25 % of above figures

Block 661 Lot 14

SALES DATA



Address: 1419 Taylor St.

Type of Improvements: 1 story wood frame dwelling

Improvement Date: 1960 (approx.) Rental Date: _____

Building Area: 1,329 sq. ft. Rents: _____

First Floor 1,329 sq. ft. _____

Second Floor 1,329 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Structure is a two-story wood frame exterior over water foundation. It has a full unfin-
ished basement with cement floor. It has a fireplace and a kitchen hooded unit.
The exterior is in the over plaster. There are 2 rooms with hardwood floors
and 2 that have tile floors. There are 2 bathrooms, 1 kitchen, 1 hall-in-
play, and 1 hall-in and a separate toilet. Heating is provided by a gravity
type furnace. There are 2 fireplaces and 3 closets.

Assessed valuation: Land \$12,000.00 Improvements \$12,000.00

1969-70 Taxes: \$46.75



+ assessed value is 55% of above figure.

Price \$65,000

SALE DATA

GRANTED: Bonnie E. Owen, a widow

MADE: Ernest O. Bourgeois and Svend A. Markussen, a single man

ZONING: San Francisco R-3

RECORDING: Book A873, Page 552, File No. N62800

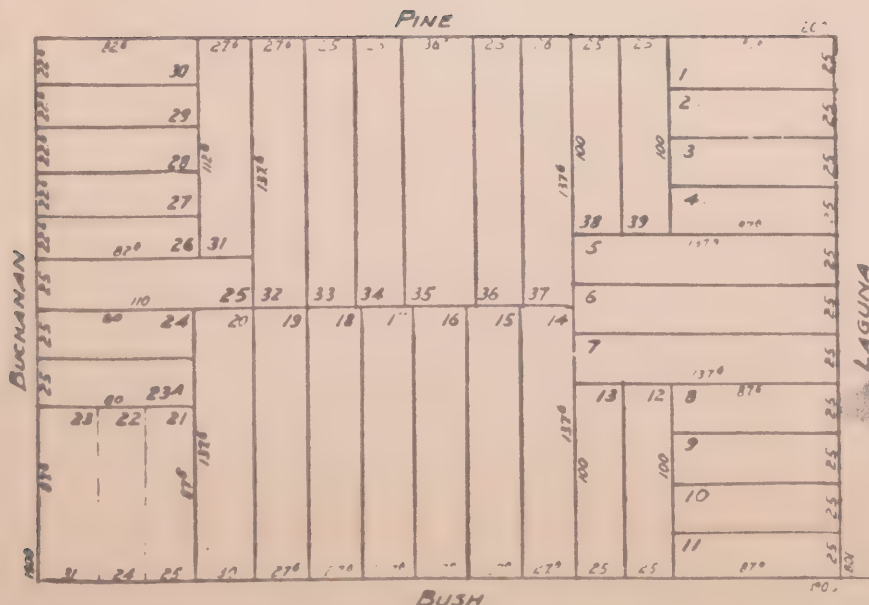
DATE OF DEED: AUGUST 28, 1965 DATE OF RECORDING: 1/26/65

PRICE: \$30,500.00

LAND AREA: 2,183 sq. ft.

CONFIRMED: Mr. Markussen 12/18/69

COMMENTS: Mr. Markussen said this was a rental unit at the time of the transaction, but he does not know what kind of income it produced. He presently occupies this dwelling. It was what he termed a "strange" trade and \$30,500.00 does not reflect its value, but he has no opinion of a better value.



Address: 1201 Buchanan St.

Type of Improvement: Two story detached two & three building

Improvement Date: 1964 Rental Rate: _____

Building Area: 1,434 sq. ft. Rents: _____

First Floor: 717 sq. ft. _____

Second Floor: 717 sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Other Remarks (Description):

brick and wood structure over concrete foundation. Partial basement
under first floor. Gabled roof with composition shingles.
Interior includes bath and floor, one bathroom, one bed, gas fired
stove and refrigerator make up the building.

Assessed Valuation: * Land: 14,000.00 Improvements: 5,000.00

1969-70 Value: 19,000.00



* Assessed Value is 25% of shown value.

SALES DATA

GRANTOR: Ryogi Inouye and Ruth Inouye, his wife

GRANTEE: Tony Zavas, Jr., a widower

ZONING: San Francisco R-3

RECORDING: Book B 23, Page 424, File No. 064468

DATE OF DEED: February 24, 1966

DATE OF RECORDING: 2/28/66

I.R.S. \$31.35

SALE PRICE: \$28,500.00

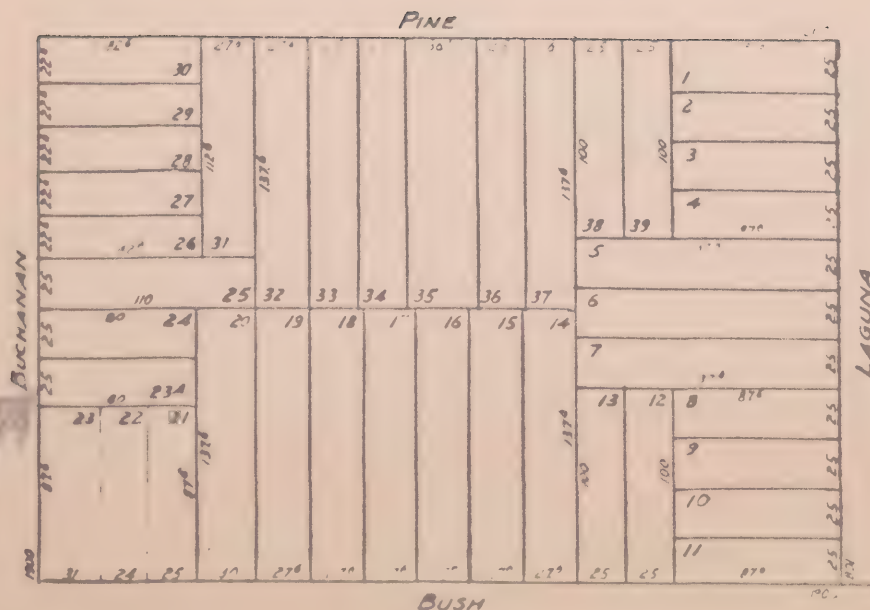
D T \$, & Savings and Loan Association

LAND AREA: 2,000 sq.ft.

\$19.87 per sq. ft. of Bldg. Inc. ()

COMMENTS:

Building was in bad state of repair and Mr. Zayas with Mr. Tamaro painted building up and later resold. Mr. Tamaro said they did not rent the building. He does not recall rent. He further states they do not recall the selling price and they believe their records have been lost.



Address: 1802 19th St.

Type of Improvement: two story wood frame 4 room dwelling

Improvement Built: 1900 Rental Rate: _____

Building Area: 2,000 sq. ft. Rents: _____

First Floor: 1,100 sq. ft. _____

Second Floor: 840 sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Good frame single family dwelling with a brick foundation. The basement is a full, unfinished one. Exterior walls are masonry with a fancy Victorian trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. All floors are pine. There is one bathroom with 4 fixtures. No permanent heating system.

Assessed Valuation: * Land \$ 11,500.00 Improvements \$ 8,400.00

1969-70 Taxes \$ 596.00



* Assessed value is 25% of above figures.

SALES DATA

ZONING: San Francisco R-3

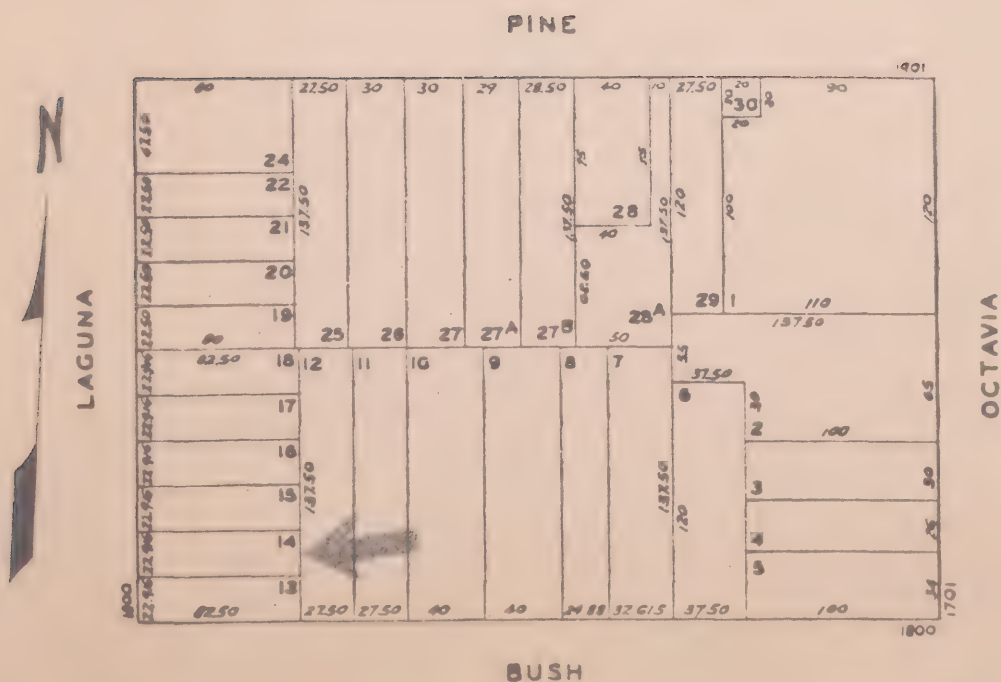
I.R.S.	\$31.35
--------	---------

SALE PRICE: \$28,110.00

LAND AREA: 1,891 sq.ft.

UNIT VALUE: \$14.06 sq.ft. of bldg. inc. land.

CONFIRMED: Guardian deed



Block 663 Lot 14

Address: 1837 Pine St.

Type of Improvement: two story, 12 room, wood frame dwelling use for housekeeping units.

Improvement Built: 1885 Rental Rate: _____

Building Area: 3,410 sq. ft. Rents: _____

First Floor 1,700 sq. ft. _____

Second Floor 1,705 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood siding exterior over brick foundation. Partial basement, unfinished. Gabled and flat roof with asbestos shingle and tar and gravel roofing. Interior walls plastered. There are 12 rooms of pine floors, 3 baths, 12' fixtures, 3 tubs, 6 closets and wooden front steps in this building.

Assessed Valuation: 2,000 \$ _____ Improvements \$ _____

1969-70 Taxes \$ _____



0018 DAY

GRANTOR: Helen R. Hagan, ~~1000 10th St. Richmond, Va. 23214~~
Richmond, deceased

DEED: Michael Tilles, a single man

PLACING: San Francisco R-5

RECORDING: Book B217, Page 294

DATE OF DEED: January 8, 1968

I.R.S. \$30.80

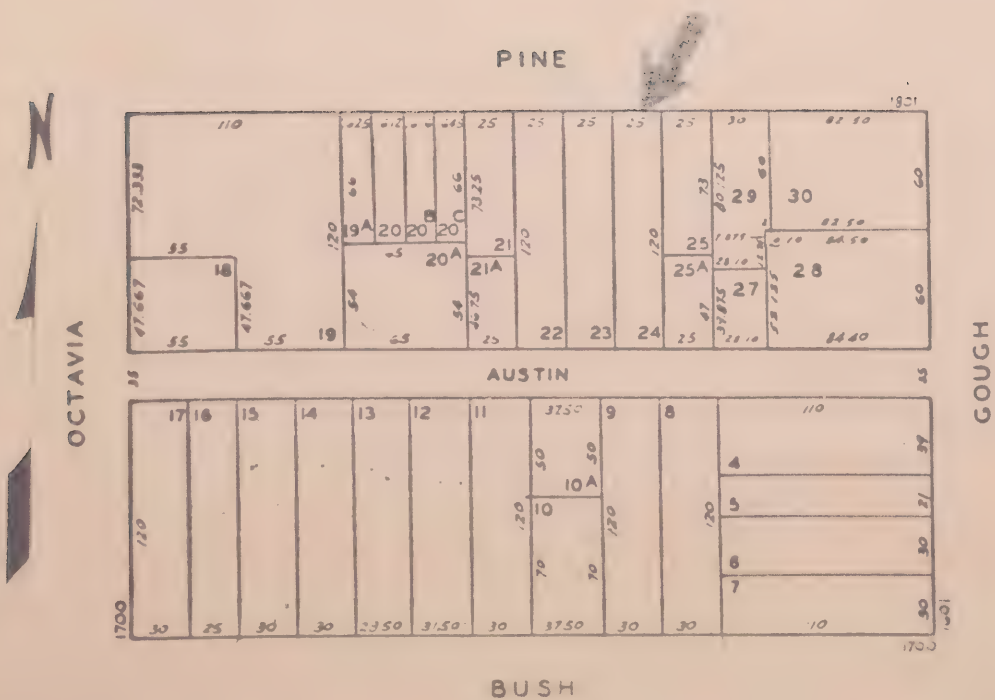
SALE PRICE: \$27,920.00

LAND AREA: 1.000000 ac.

UNIT VALUE:

CONFIRMED: Superior Court 1/8

COMMENTS: Mr. Tilles sold in 10/1/68
See following pages -



SALES LIST

GRANTOR:

Michael Tilles, a single man

GRANTEE:

ARLEN TILLES, a single man, Michael Tilles

LOCATION:

San Francisco R-5

RECORDING:

Book B260, Page 545 File No. R05057

DATE OF DEED:

July 22, 1968

DATE OF RECORDING: 7/26/68

L.R.S.

144.00

SALE PRICE:

\$41,000.00

D.T. \$24,700.00 to grantee
Tilles, his daughter

TAXES PAID:

10000.00

UNIT VALUE:

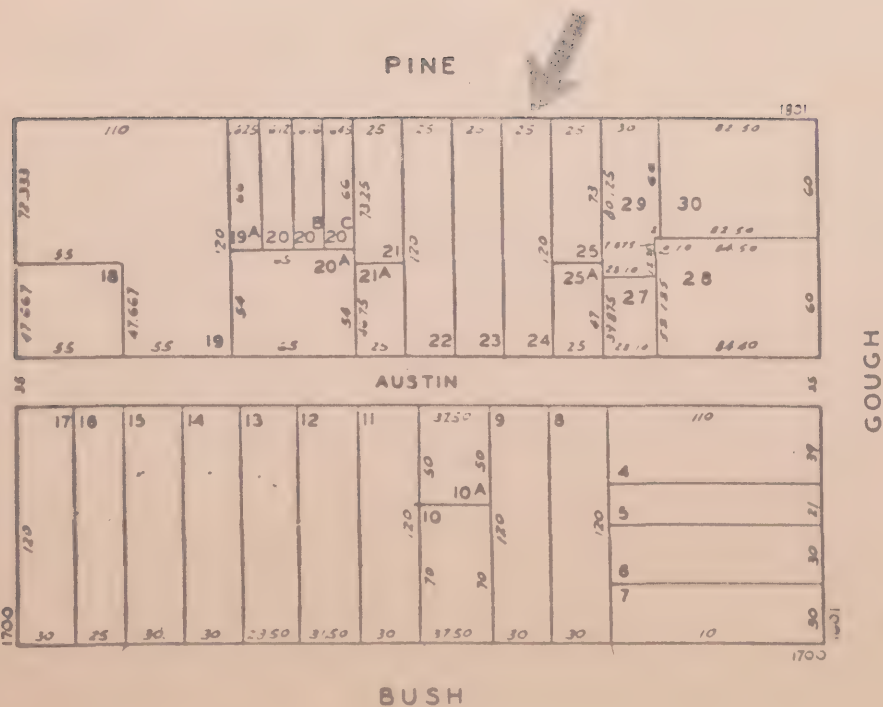
\$11.73 per sq.ft. of bldg. 10000.00

CONFIRMED:

Mr. Tilles 12/11/69

COMMENTS:

Purchased from Helen Tilles, a single woman, 11200
Richmond estate, Jan. 8, 1968, for \$7,920.00
This was a single family residence which was not rented
during Mr. Tilles ownership.





Address: 2021 Bush Street

Type of Improvement: two-story 8 room wood frame dwelling

Improvement Built: 1890 Rental Rate: _____

Building Area: 2,096 sq. ft. Rents: _____

First Floor 1,048 sq. ft. _____

Second Floor 1,048 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood siding exterior over brick foundation. Full basement, unfinished with cement floors. Gabled roof, composition papered roofing. Interior walls plastered. 10 hardwood and 3 pine floors, 1 bath, 8 fixtures, 1 built-in tub, one 1/2 bath, gas furnace circulating air heater, 1 fireplace, 8 closets, wood steps and deck.

Assessed Valuation: Land \$ 13,400.00 Improvements \$ 11,400.00

1969-70 Taxes \$ 694.38

* Assessed value is 25% of above figures.

Block 676 Lot 26A

DEED

James W. Ragsdale, a single man

GRANTEE

Peter Tammaro, an unmarried man

WHEREIN

San Francisco R-3

RECORDING

Book A960, Page 33, File No. 017761

DATE OF DEED

August 12, 1965

DATE OF RECORDING: 8/31/65

AMOUNT

\$34.65

DEED PRICE

\$31,500.00

D.T. \$22,000.00 to American
Savings and Loan Association

DEED AREA

1,750 Sq. Ft. (20' x 137.5')

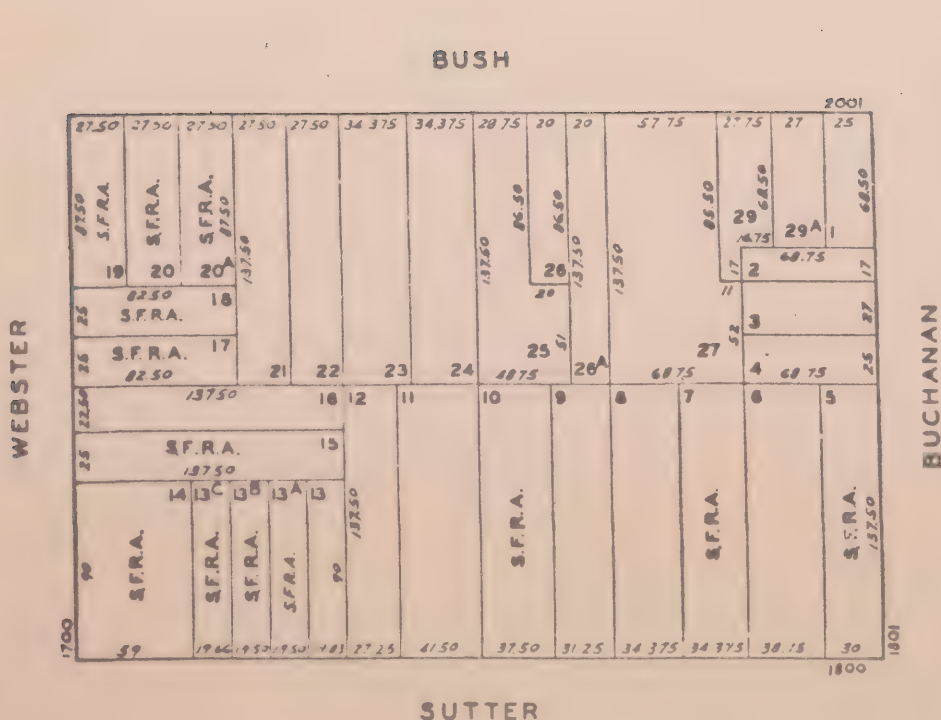
DEED VALUE

DEED DATE

Lila Harper, Realtor 1/12/70

DEED TYPE

Mr. Tammaro, a salesman in Mrs. Harper's office
subsequently sold this property October 6, 1965 for
\$36,000.00. It was owner occupied.



GRANTOR:

James Tammaro

TO:

William Root and Charlotte E. Root his wife

BY:

Lois Harper, Realtor

DATE OF DEED:

October 6, 1965

DATE OF RECORDING: 10/6/65

I.R.S.

\$39,60

D.T. \$18,000.00 - 1st. Nat. Bank of Oakland

SALE PRICE:

\$36,000.00

LAND AREA:

2,750 Sq.Ft. (20' x 137.5')

UNIT VALUE:

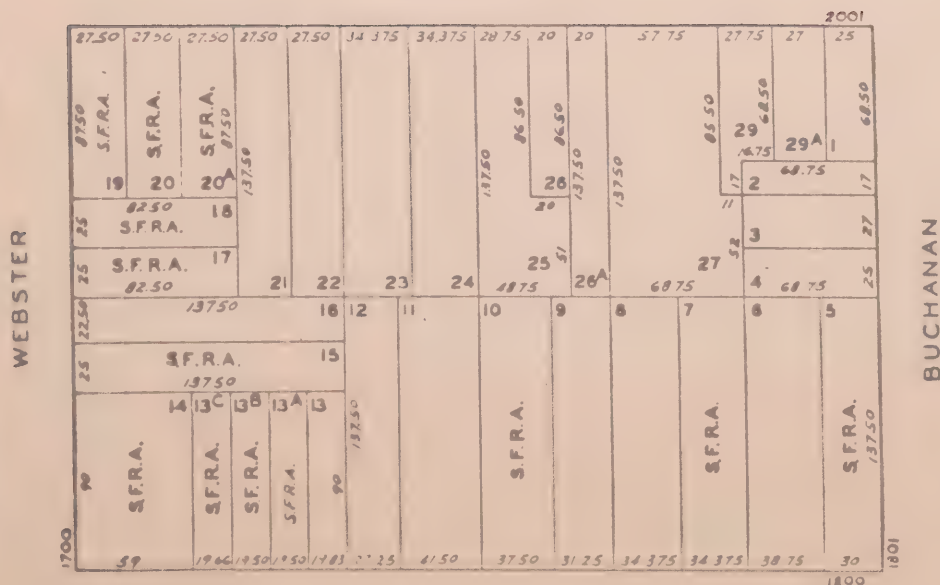
CONFIRMED:

Lois Harper, Realtor 1/12/70

COMMENTS:

Mr. Tammaro, a salesman in Mrs. Harper's office purchased for \$31,500.00 August 12, 1965 and resold here. It was owner occupied by previous owner and Mr. & Mrs. Root.

BUSH



SUTTER

Block 676, Lot 26A

Address:

111 Bush Street (from station)

Type of Improvement:

three story wood frame 3 room dwelling

Improvement Built:

1885

Rental Rate:

Building Area:

2,310

sq. ft.

Rents:

First Floor

770

sq. ft.

Second Floor

770

sq. ft.

Third Floor

770

sq. ft.

sq. ft.sq. ft.

Improvement Description:

Three as three floor, brick foundation with no basement. Exterior walls are
 rubble with a sand lime. Asbestos palm roof. Interior wall is plaster
 smooth. One on the floor. Three entrances with a balcony. There are
 no improvements.

Assessed Valuation:

Land

20,000.00

Improvements

7,500.00

1969-78 Taxes

800.46

* AMMOUNT PAID IS 25% of above figure.

Block

388

10

23

SALES DATA

OWNER:

George E. Somers, a single man

BUYER:

Randy Sugarman and Marged Sugarman, his wife

LOCATION:

San Francisco R-3

RECORDING:

Book B319, Page 868, File No. R48674

DATE OF DEED:

March 10, 1969

DATE OF RECORDING: 3/13/69

PRICE:

\$18.70

SALE PRICE:

\$40,000.00

LAND AREA:

3,735 sq. ft.

UNIT VALUE:

\$13,333.00 per unit (\$17.32 per sq.ft. bldg. inc. land)

CONFIRMED:

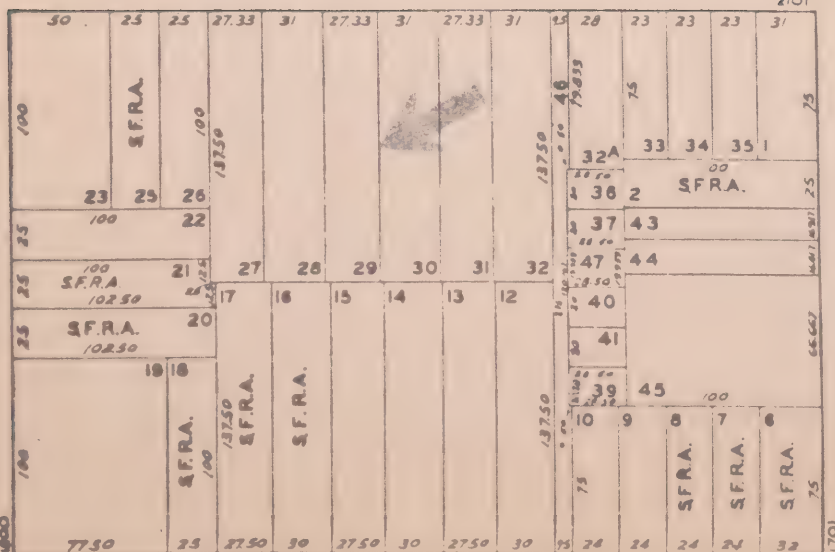
Mr. Sugarman 12/16/69

COMMENTS:

Mr. Somers lived in house and sold to Mr. & Mrs. Sugarman who now occupy building. No rent involved.

BUSH

2101



Block 677 Lot 29-1



Address: 2105 Main Street

Type of Improvement: two story wood frame 7 room dwelling

Improvement Built: 1890 Rental Rate: _____

Building Area: 1,440 sq. ft. Rents: _____

First Floor 520 sq. ft. _____

Second Floor 670 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Used as rental units. Brick foundation with no basement. Exterior walls are rustic with a plain wood trim. Flat portion tar and gravel on roof also gable shingled roof. Interior trim is pine over plaster walls. Two rooms have hardwood floors, five have pine floors. There is one bathroom, 6 fixtures. Floor gas furnace and one fireplace.

Assessed Valuation: Land \$ _____ Improvements \$ _____

1969-70 Taxes \$ _____

SALES DATA

GRANTOR: David E. Green and Betty E. Green, his wife

GRANTEE: Arthur Mejia Jr., a single man

OWNER: San Francisco R-3

RECORDING: Book B258, Page 190, File No. R03315

DATE OF DEED: June 20, 1968 DATE OF RECORDING: 7/17/68

PRICE: \$45.65

SALE PRICE: \$41,500.00 D.T. \$32,000.00 to The Bank of California

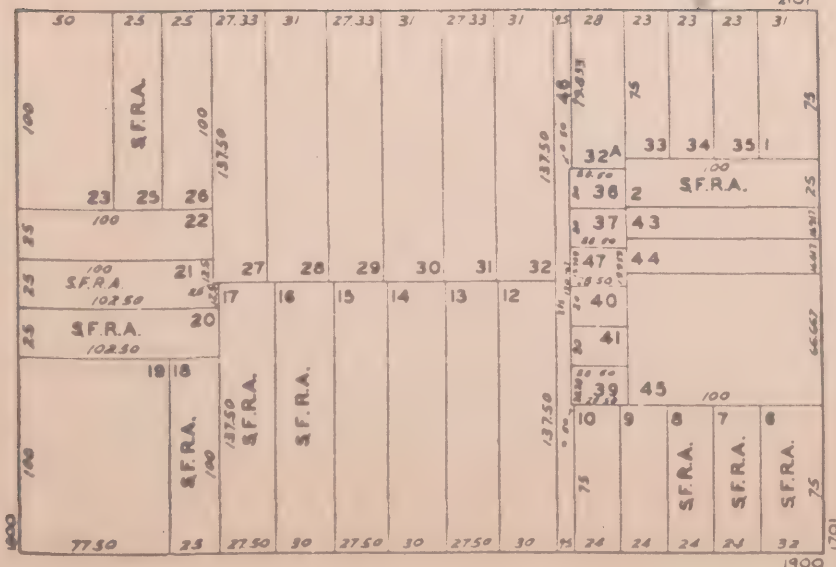
LAND AREA: 1,725 sq.ft.

UNIT VALUE: \$28.82 per sq. ft. of bldg. inc. land.

CONFIRMED: Mr. Mejia, Jr. 12/13/69

COMMENTS: Mr. Mejia purchased as his own residence from Mr. Green. He has no history of any rental for this residence.

BUSH



SUTTER

Block 677 Lot 34

Address:

1151 6th Ave

Type of Improvement:

This is a two story wood frame 7 room dwelling

Improvement Path:

Approximate 1984

Serial Date:

Building Area:

1,406 sq. ft.

Ceils:

First Floor

734 sq. ft.

Second Floor

145 sq. ft.

Third Floor

527 sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Basic with plain trim make for the exterior walls. There is a brick foundation and no basement. Composition single gabled roof. Fine over plaster make up the interior trim. There are 7 hardwood floors and 4 plain floors, 6 fixtures and 11 closets. 1 p.h. with a bathtub shower and 1 tile wall over tub. Heating is provided by 2 gas burners and there are 2 fireplaces and 4 chimneys.

Assessed Valuation:

+ Land

\$ 11,000.00

Improvements

\$ 12,000.00

1984-85 Taxes

\$ 10,140



GRANTIE

Robert E. Kates, a single man, and William S. Kates, a single man.

ZONING:

San Francisco R-3

RECORDING:

Book A913, Page 42, File No. N93274

DATE OF DEED:

April 29, 1965

DATE OF RECORDING:

I.R.S.

\$43,450

SALE PRICE:

\$34,500.00

LAND AREA:

1,725 Sq. Ft. (23' x 75')

UNIT VALUE:

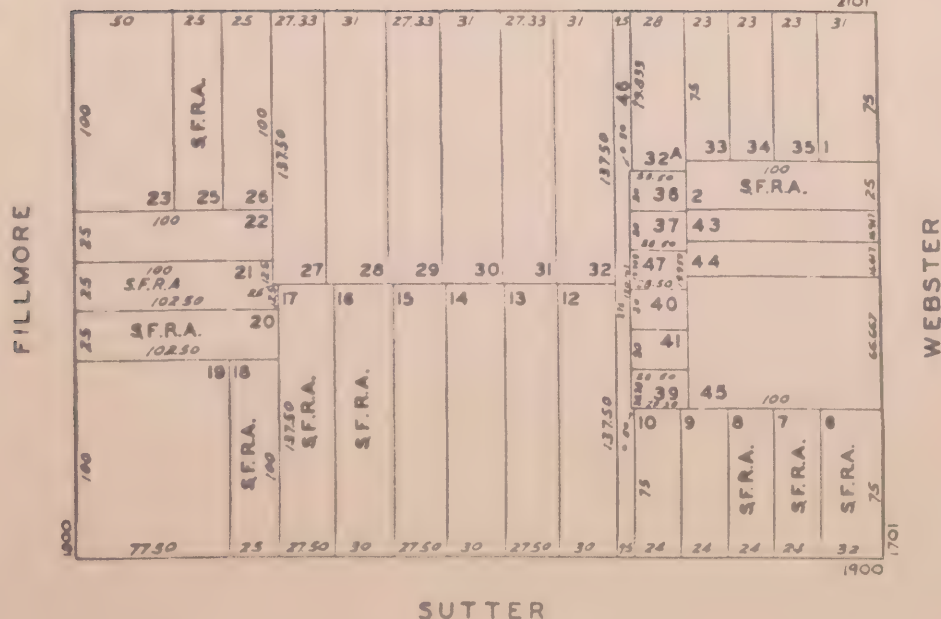
CONFIRMED:

Mr. Jim Templin of Lois Harper Realty 12/22/69

COMMENTS:

This property had been owner occupied before transfer.

BUSH



Block 677 Lot

GRANTOR: Robert E. Kates, a single man, and William S. Swai
a single man.

GRANTEE: Robert C. Dickenman, a single man

ZONING: San Francisco R-1

DATE OF DEED: April 29, 1965

DATE OF RECORDING: 05/03/65

APPROPRIATE: S3

1/20/65

San Francisco

Co.

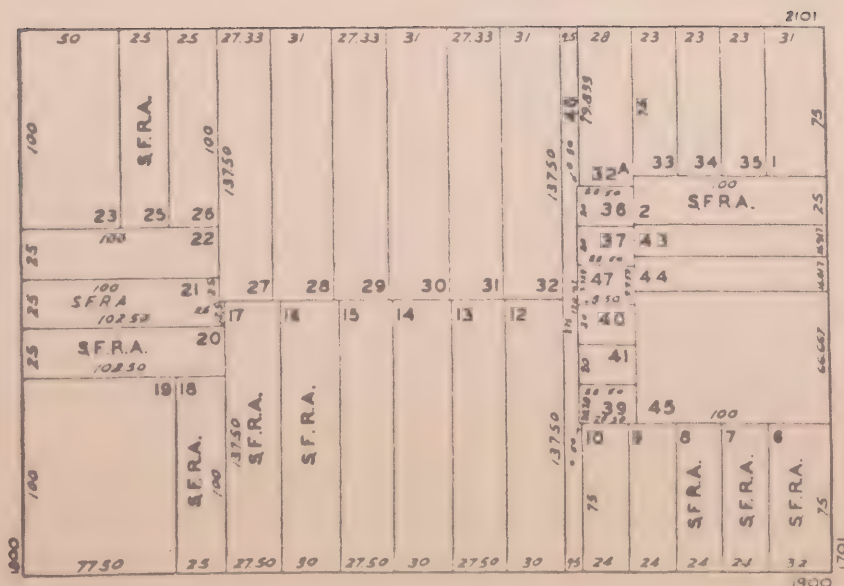
Combined Mortgage

UNIT VALUE:

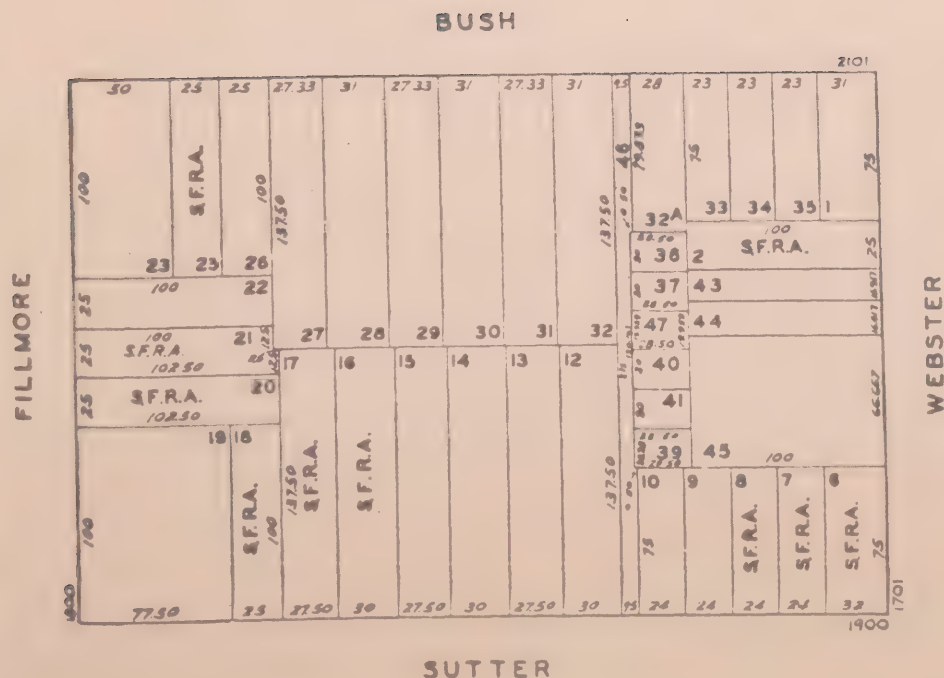
CONFIRMED: Mr. Jim Templin of Lois Harper Realty 12/22/69

COMMENTS: Mr. Dickenman, who has since moved to Detroit
purchased this unit, modernized the bathrooms and
sold it in December 1965 for \$41,000.00.

BUSH



Block 677 Lot 35-1



Block 677 Lot 35-2

Address: 2 Colfax Ave.

Type of Improvement: This is a two-story wood frame 1/2 row building

Improvement Subject: 1800 sq. ft. Rental Rate: _____

Building Area: 2200 sq. ft. Rents: _____

First Floor: 500 sq. ft. _____

Second Floor: 500 sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Stucco with plain trim make up the exterior walls. There is a concrete basement, and a full basement, unfinished, with a cement floor. Shingle gable roof and pine over plaster make up the interior trim. There are 4 rooms with pine floors and pine with hardwood. There are 2 bathrooms, with the tub and one built-in shower. Heat is provided by circular heater. There are 5 closets.

Assessed Valuation: Land 1,200.00 Improvements \$ 110.00

1969-70 Taxes \$ 115.46



* Valuation above is 1/2 row building.

SALES DATA

GRANTOR: Robin Taylor and Loretta Jane Mello Taylor, his wife, who acquired title as Loretta Jane Mello

GRANTEE: Robert C. Jerry, a single man

ZONING: San Francisco R-3

RECORDING: Book B139, Page 461, File No. P57635

DATE OF DEED: April 28, 1967 DATE OF RECORDING: 5/2/67

I.R.S. \$19,800

SALE PRICE: \$18,000.00 D.T. \$10,000.00 to San Rafael Federal Savings and Loan Association

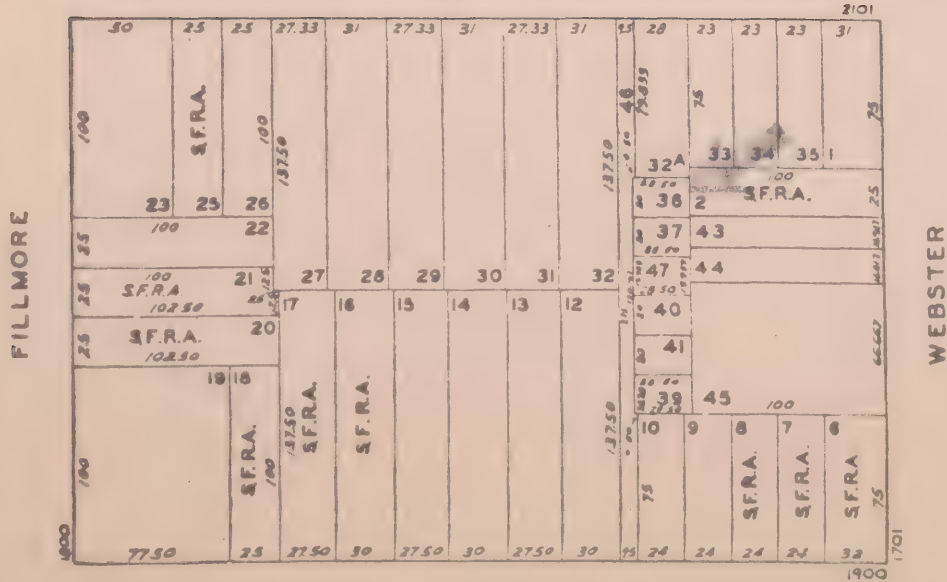
LAND AREA: 570 Sq.Ft.

UNIT VALUE: \$18.00 per sq.ft.of bldg. \$4,000.00 to Robin Taylor, et ux
inc. land.

CONFIRMED: Dr. Robert Jerry 12/13/69

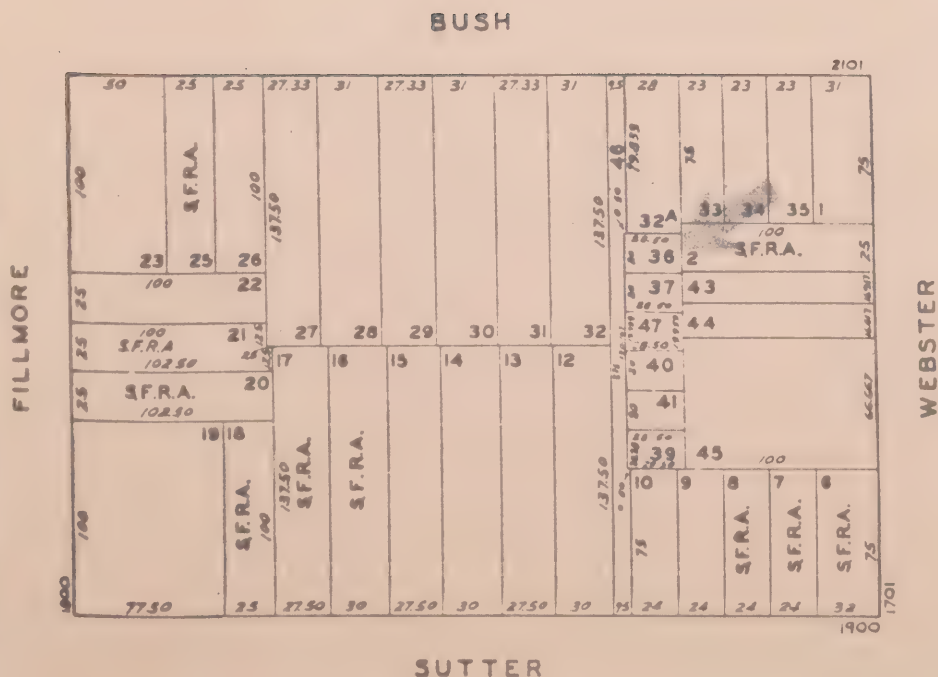
COMMENTS: Dr. Jerry says he lived in this unit, fixed it up and resold February 1968 for \$29,000.00.

BUSH



SUTTER

SALES DATA





Address: 5 Cottage Row

Type of Improvement: 2 story wood frame 3 room dwelling

Improvement Built: 1955 (approx.) Rental Rate: _____

Building Area: 1,000 sq. ft. Rents: _____

First Floor 500 sq. ft. _____

Second Floor 500 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior walls are rustic with plain trim. There is a concrete foundation with a full, attached full, basement with a cement floor. Shingled roof. Pipes over plaster make up the interior trim. There are 4 rooms with pine floors, 1 hardwood floor. 2 bedrooms, 2 bathrooms, 1 tub, and 1 built-in shower. Heating is provided by a circular heater. There are 5 closets.

Assessed Valuation: Land \$ 1,000.00 Improvements \$ 9,100.00

1969-70 Taxes \$ 315.96

* Assessed value is 25% of above figures.

Block 677 Lot 37

GRANTOR: Mattie T. Moore, wife of Horace W. Moore

GRANTEE: George R. Marsh, a single man

ZONING: San Francisco R-3

RECORDING: Book B168, Page 282, File No. 08394

DATE OF DEED: August 10, 1967 DATE OF RECORDING: 8/11/67

I.R.S. \$18.70

PRICE: \$17,000.00 D.T. \$13,000.00 to grantor

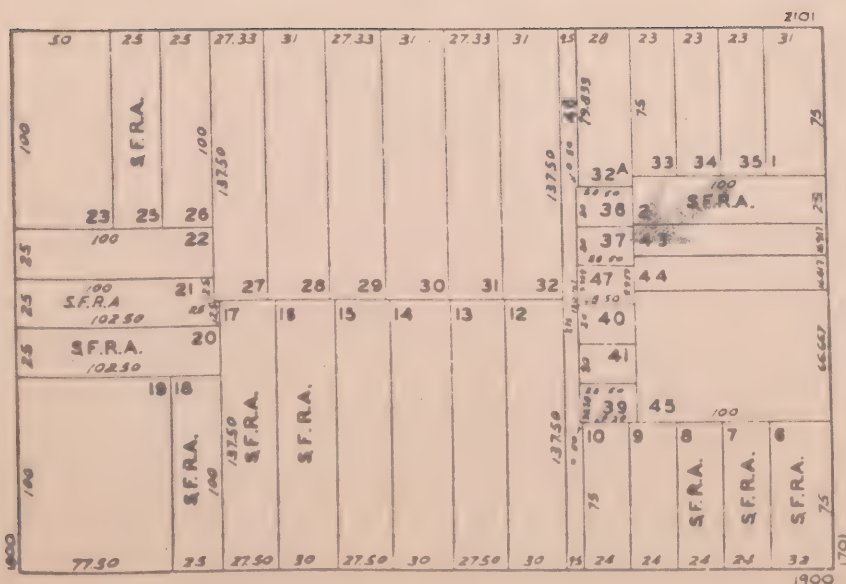
LAND AREA: 570 sq. ft.

UNIT VALUE: \$17.00 per sq. ft. bldg inc. land.

CONFIRMED: Mr. Marsh 12/29/69

COMMENTS: This building was in sad shape at time of purchase. He considers it as being in the worst shape of an he has seen (approx. 5) in cottage row. This parcel was later foreclosed and sold to Bette L. Weinstock 8/23/68

BUSH



Block 677 Lot 37



Address: 43 Cottage Row

Type of Improvement: 2 story, 5 room wood frame dwelling.

Improvement Built: 1880 Rental Rate: _____

Building Area: 1,000 sq. ft. Rents. _____

First Floor 500 sq. ft. _____

Second Floor 500 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full basement, unfinished, cement floor. Interior walls are plaster with a plain trim. Flat tar and gravel roof. Exterior trim is pine over plaster walls. There is one hardwood floor, 4 pine, 1 bathroom, 3 fixtures. There is a gas circulating heater and 5 closets.

Assessed Valuation: * Land \$ 1,200.00 Improvements \$ 9,100.00

1969-70 Taxes \$ 224.28

* assessed value is 85% of above figures.

Block 677 Lot 40

SALES DATA

GRANTOR: Bruno Belli and Joyce I. Belli, his wife and Lillian Mink and Bruno Mink, her husband

TE Roger C. Stoehr, a single man

San Francisco PE

Book B134, Page 598, File 13207

DATE OF DEED: April 12, 1967 DATE OF RECORDING: 4/14/67

13.75

SALE PRICE: \$22,000.00 D.T. \$12,000.00 to grantors

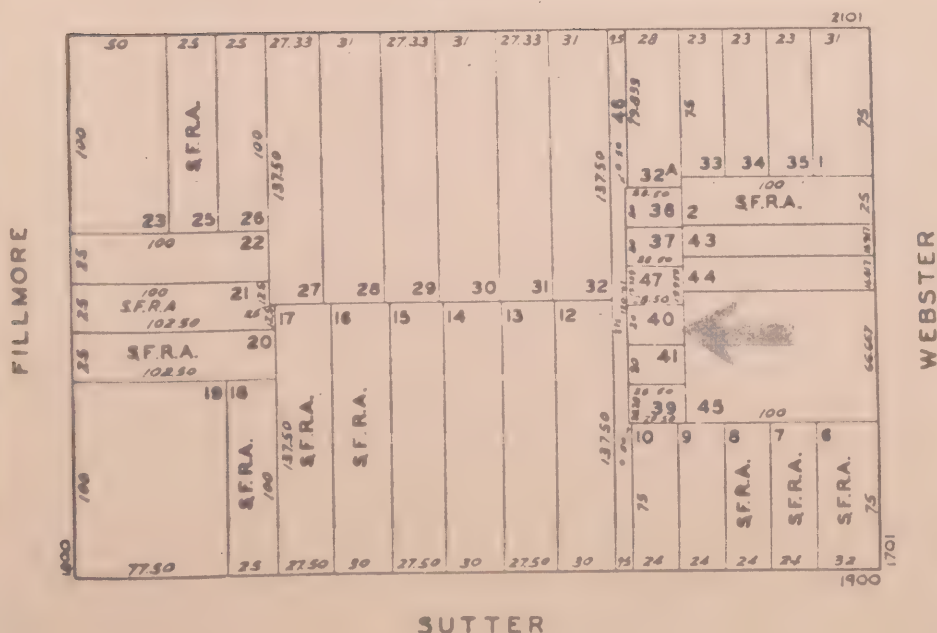
LAND AREA:

UNIT VALUE: \$22.00 per sq.ft. of bldg. inc. land.

CONFIRMED: Mr. Stoehr 12/20/69

COMMENTS: Mr. Stoehr owned, jointly, an equity in another house where Mr. Belli and Mr. Mink, held a mortgage. He wished to split his partnership and did so by having his partner assume a loan plus a negotiation with Belli and Mink, who in turn deeded this property to Mr. Stoehr, with a \$12,000 Deed of trust against it. Mr. Stoehr says he and his former partner and Mink and Belli considered his equity at \$10,000.00 for a total value of \$22,000.00. These residences contain 900 sq.ft. There is no history of rent as the previous owner-occupant was foreclosed on by Belli and Mink.

BUSH



Block 677 Lot 40



Address: 2 Cottage Row

Type of Improvement: 3 story wood frame 3 room dwelling with 1 bath.

Improvement Built: 1880 (approx.) Rental Rate: _____

Building Area: 1000 sq. ft. Rents: _____

First Floor 500 sq. ft. _____

Second Floor 500 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior walls are rustic with a plain trim. There is a concrete foundation, with a full, attached, basement with a cement floor. There is a double gabled roof. Interior trim is pine over plaster. There are 4 rooms with pine floors, one hardwood floor. There is one bathroom, 3 fixtures, 1 built-in tub. Heating is provided by a circular heater. There are also 5 closets.

Assessed Valuation: * Land \$ 1,200.00 Improvements \$ 9,100.00

1969-70 Taxes \$ 315.45

* Assessed value is 25% of above figures.

Block 677 Lot 41

SALES DATA

GRANTOR: Allen F. Santos, a single man

GRANTEE: Robert C. Mason, a single man

ZONING: San Francisco R-3

BOOKING: Book B182, Page 848, File No. 019276

DATE OF DEED: September 14, 1967 DATE OF RECORDING: 10/6/67

I.R.S. \$23.10

SALE PRICE: \$21,000.00 D.T. \$10,000.00 to San Rafael
Federal Savings and Loan
Association

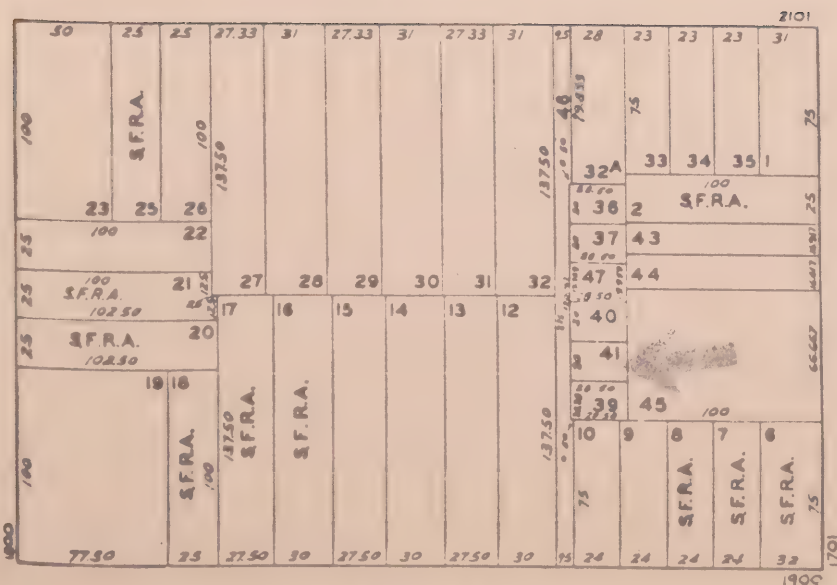
LAND AREA: 570 sq.ft.

UNIT VALUE: \$21.00 per sq. ft. of bldg. \$ 7,640.00 to grantor
inc. land,

CONFIRMED: Mr. Mason 12/29/69

COMMENTS: Mr. Mason said it was in terrible shape. He lived in it
approximately 1 1/2 years and then let it go back by fore-
closure on 2nd D.T. He has no idea of its rental or income
value or history.

BUSH



SUTTER

Block 677 Lot 41



Address: 819 Eddy Street

Type of Improvement: Wood framed 2 story dwelling with 8 rooms

Improvement Built: 1982 Rental Rate: _____

Building Area: 3,512 sq. ft. Rents: _____

First Floor 1,756 sq. ft. _____

Second Floor 1,756 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick foundation with a full unfinished cement floor garage with two parking spaces in it. The exterior walls are rustic with a plain trim. Flat, tar and gravel, roof. The interior trim is pine over plaster walls. There are all pine floors. There are two bathrooms with 12 fixtures plus one room which has just one stool. The heating is through a gas furnace circulating through the house. There are two fireplaces in this dwelling.

Assessed Valuation: * Land \$ 25,600.00 Improvements \$ 9,800.00

1969-70 Taxes \$ 995.43

*Assessed value is 25% of above figures.

Block 743 Lot 15

SALES DATA

GRANTOR: Peter E. Loebs and Helen L. Loebs, his wife

DEED DATE: Robert E. Shoots, a single man and Dennis E. Shoots, a single man and Dennis A. Brado, a single man

ZONING: San Francisco C-2

RECORDING: Book B128, Page 704, File No. P49384

DATE OF DEED: March 17, 1967 DATE OF RECORDING: 3/24/67

I.R.S. \$67.65

SALE PRICE: \$125,000.00 D.T. \$27,665.42 to grantors

LAND AREA: 4,800 sq.ft

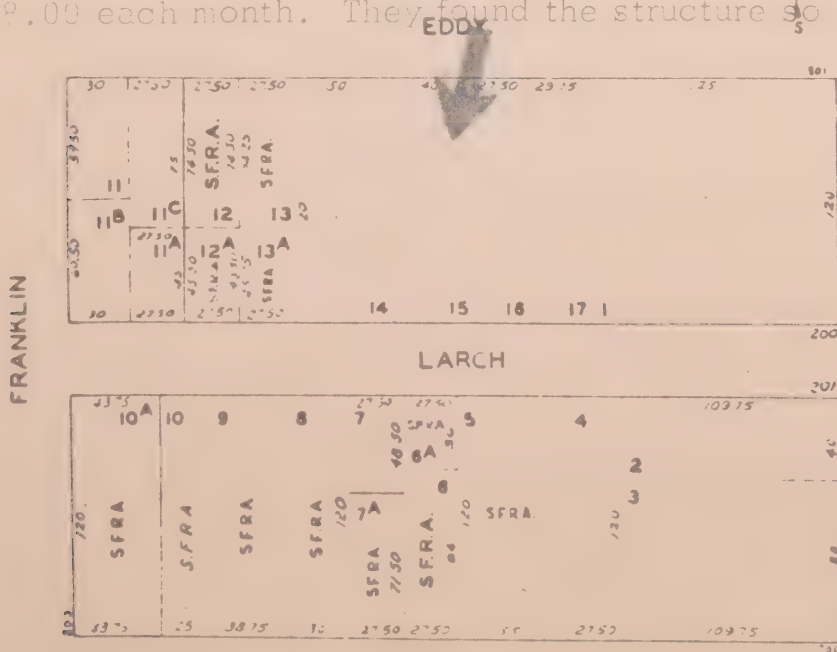
UNIT VALUE:

CONFIRMED: Mrs. Loebs 1/3/70

COMMENTS: Northwestern Title Company of San Francisco granted realty to Peter E. Loebs and Helen L. Loebs, his wife by deed dated November 9, 1966 and recorded 11/14/66 in Book B 96, Page 326, File No. P24857. I.R.S. \$17.60. A.J. Stopp, et al granted a deed of trust to Peter R. Loebs, et ux, which deed of trust was defaulted. (The conveyance made to Peter R. Loebs sold for \$15,883.15).

Mrs. Loebs, formerly with American Mortgage Exchange, now owner with husband of Bazaar Cada Dia in the Cannery says this house which will be 90 years old this year had been lived in by members of the original family until 1951. The last members had made a rooming house out of it using only the Second Floor. She believed First Floor was in too poor shape to live in when they purchased. Room rents were as low as \$28.00 each month. They found the structure so sound they decided to live in it and

rehabilitate it. They closed on July 3rd on July 5th Redevelopment visted them to tell them they were to take it and would not allow them to rent. She says they spent \$50,000.00 + to rehabilitate it



Address: 404 Wood St

Type of Improvement: Two-story 7 foot wood frame dwelling

Improvement Built: 1921 Rental Rate: _____

Building Area: 1,420 sq. ft. Rents: _____

First Floor: 518 sq. ft. _____

Second Floor: 514 sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: * Land \$1,000.00 Improvements \$2,000.00

1955-56 Taxes \$140.00



* Assessed value as % of above value.

Block 754 Lot 58

SALES DATA

GRANTOR: R. H. Keihl and Allie P. Keihl, his wife

GRANTEE: Castwell Inc., a corporation

ZONING: San Francisco R-

RECORDING: Book B264, Page 708, File No. 08119

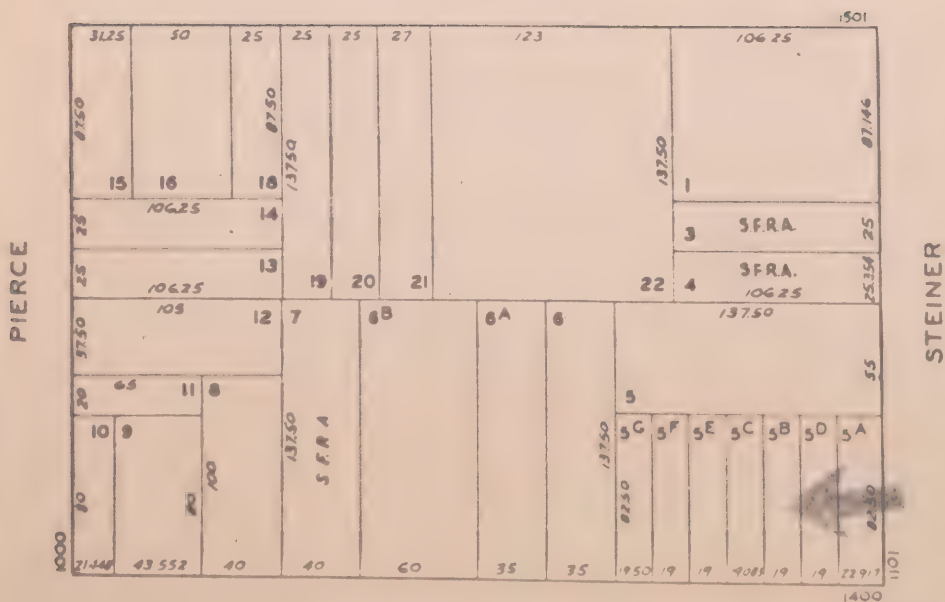
DATE OF DEED: August 8, 1968 DATE OF RECORDING: 8/12/68

I.R.S. \$8.15

SALE PRICE: \$17,500.00 D.T. \$10,000.00 to Peter Riccomi, single and Glorinda Riccomi,

COMMENTS: Single family residence. Rented at approximately \$200.00 per month. Mr. Kieve says this is a 10 room residence with 5 bedrooms.

TURK



Block 754 Lot 5 B-1



Address: 1414 Golden Gate

Type of Improvement: two story 7 room wood frame dwelling

Improvement Built: 1884 Rental Rate: _____

Building Area: 1,028 sq. ft. Rents: _____

First Floor 314 sq. ft. _____

Second Floor 314 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: * Land \$ 7,000.00 Improvements \$ 3,300.00

1969-70 Taxes \$ 318.46

* Assessed value is 100% of above figures.

Block 734 Lot 57

Del-Camp Investments, Inc.,

RECORDING

January 1 1966

DATE OF RECORDING 1 3 1966

L.A.S.

SALE PRICE

\$10,000.00

UNIT AREA

1,484.00, 0.00, 0.00, 0.00

UNIT VALUE

CONFIRMED:

Mr. McKieve (Anchor Realty)

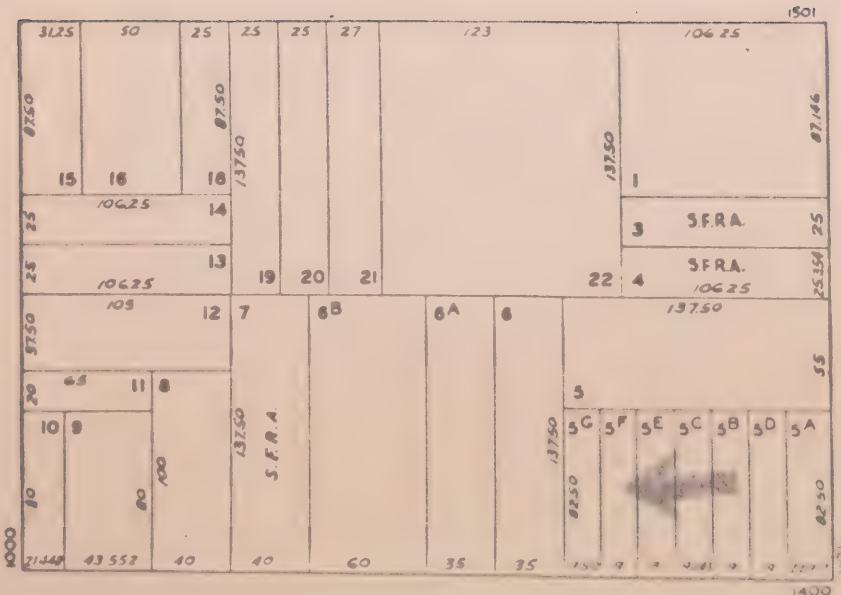
REMARKS:

Mr. McKieve says this residence rented at \$200.00 per month and has 9 rooms with 5 bedrooms.

TURK

PIERCE

STEINER



Block 754 Lot 5 F

Address: 312 Grosvenor

Type of Improvement: three story wood frame dwelling with 2.2 units

Improvement Built: 1925 Rental Rate: _____

Building Area: 3,712 sq. ft. Zoning: _____

First Floor: 1,085 sq. ft. _____

Second Floor: 1,076 sq. ft. _____

Third Floor: _____ sq. ft. _____

Basement: 550 sq. ft. _____

Attic: 719 sq. ft. _____

Improvement Description:

Used as an apartment with 2 sleeping rooms.

Wood frame, brick foundation, with a full finished basement with rooms as abv. Exterior walls are masonry with a plain top. Gabled roof with composition shingles, which roof is pine over plaster walls and floor. There are 2 bathrooms, 2 toilets, 2 showers, and 2 fireplaces. A gas furnace and circulating heater, also a refrigerator.

Assessed Valuation: ⁺ Land \$1,200.00 Improvements \$1,800.00

1989-90 Taxes: 143.50



+ Minimum value 10-25% of above figures.

GRANTOR: Goodin Realty, a co-partnership consisting of Robert J. Goodin and Gerald A. Goodin

GRANTEE: Mary Anna Walke, a single woman

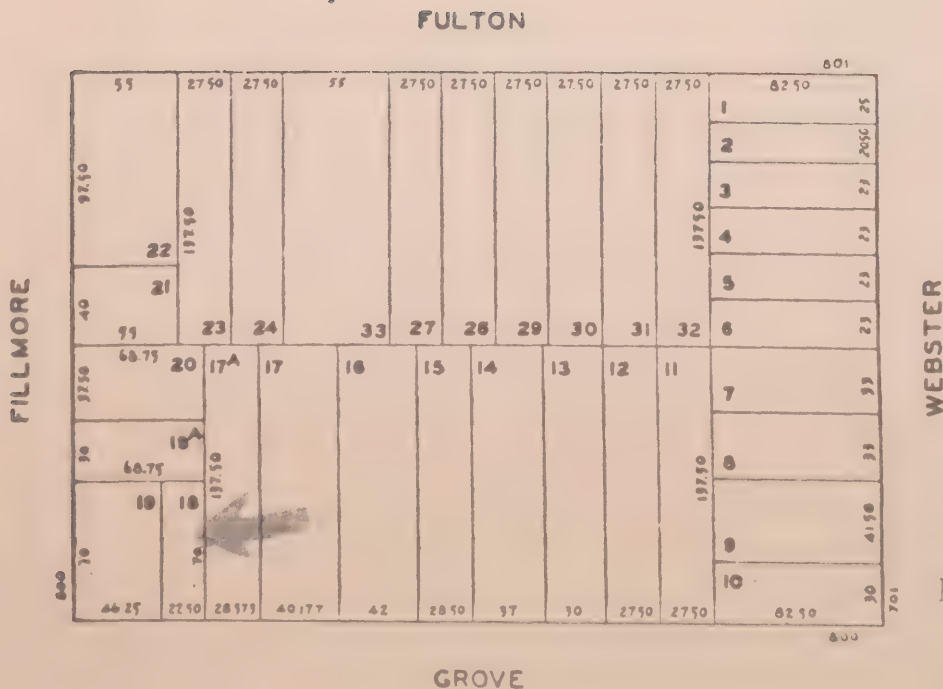
DATE OF DEED: 1/12/70

AMOUNT: \$33,000.00 D.T. \$9,800.00 to Robert J. Goodin and Gerald A. Goodin

LAND AREA: 1.00 A.C.

CONFIRMATION: Mr. Robert Goodin 1/12/70

COMMENTS: Florine McCarthy, a single woman granted realty to Goodin Realty, a co-partnership consisting of Robert J.J. Goodin and Gerald A. Goodin by deed dated 7/13/67 and recorded 7/24/67 in Book B162, Page 431, File No. 04011 - I.R.S. \$12.65. D.T. in the amount of \$11,239.73 to Florine McCarthy as beneficiary. They purchased and resold this single family residence which was owner occupied in each instance.



Address: 721 1/2 Street

Type of Improvement: Single Family Residence

Improvement Built: 1898 Rental Rate: _____

Building Area: 2,500 sq. ft. Yards: _____

First Floor: 1,150 sq. ft. _____

Second Floor: 1,000 sq. ft. _____

Third Floor: 350 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

2 1/2 story brick three single family dwelling built circa 1898. Containing 10 rooms, cement foundation, finished basement, wood floor, plaster exterior, masonry walls, composition shingles, plaster walls and ceilings, 2 bedrooms, kitchen, bathroom, fireplace, disposal - 120 V. Sprinkler system installed, hardwood floor, tile bath, gas kitchen heater. Condition good.

Assessed Valuation: * Land \$ 10,000.00 Improvements \$ 11,000.00

1969-70 Taxes \$ 300.40



* Assessed value is 1/3 of 2000 value.

SALES DATA

GRANTOR: George E. Posner and Constance L. Posner, hus wife

GRANTEE: Gregoire A. Calegari and Kathleen K. Calegari, his wife

ZONING: San Francisco R-5

RECORDING: Book B90, Page 644, File No. P20686

DATE OF DEED: October 17, 1966 DATE OF RECORDING: 10/20/66

L.S.S. \$15.20

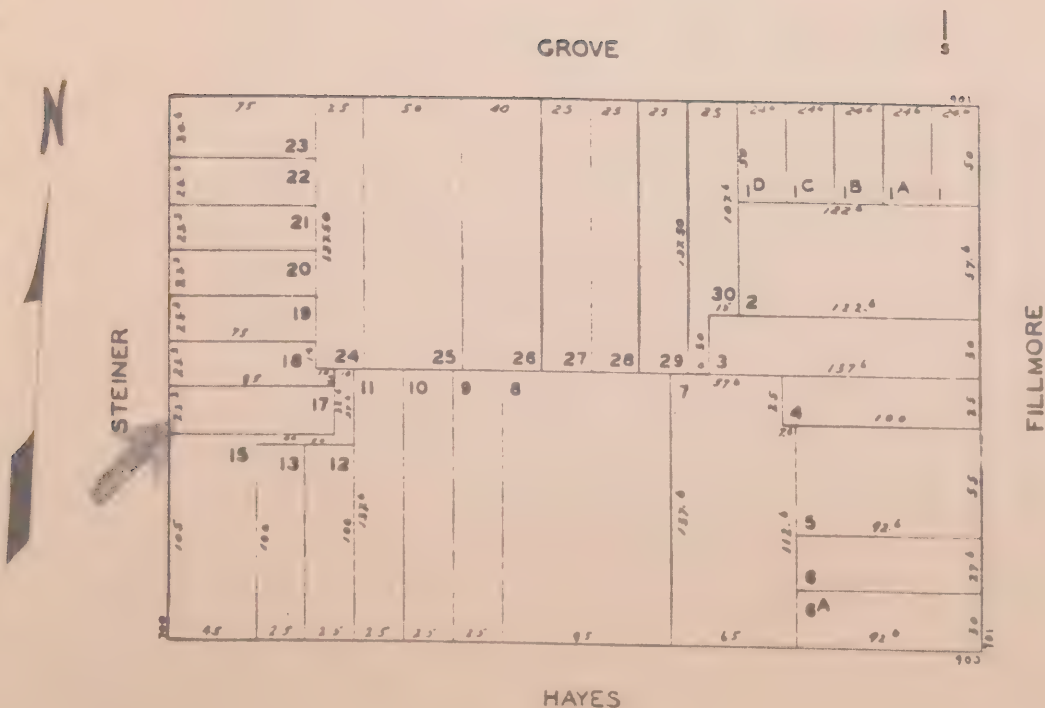
SALE PRICE: \$32,000.00 D.T. \$27,000.00 to Adolph Calegari, et al

LAND AREA: 1.774 acres

UNIT VALUE: \$18,000.00

CONFIRMED: Mr. Posner 1/10/70

COMMENTS: Single family residence restored. Owner occupied since 1957. Built in 1893 and used as a single.





Address: 981 Grove St.

Type of Improvement: one story wood frame dwelling with 6 rooms

Improvement Built: 1890 Rental Rate: _____

Building Area: 1200 sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame dwelling with a concrete and brick foundation with a full, unfinished basement with a cement floor. Room for one car parking. Exterior walls are rustic with plain trim. Flat composition shingle roof. Interior trim is pine over plaster. There are pine floors. One bathroom, one built-in shower, one regular shower, and fixtures. There is a gas furnace and a chimney.

Assessed Valuation: * Land \$ 11,200.00 Improvements \$ 11,200.00

1969-70 Taxes \$ 140.00

Assessed value is 25% of above figures.

Block 803 Lot 24

GRANTEE: Russell M. Glynn and Theresa K. Glynn, his wife

ZONING: San Francisco R-4

RECORDING: Book A937, Page 686, File No. 00468

DATE OF DEED: June 18, 1965. DATE OF RECORDING: 7/1/65

I.R.S. \$36.30

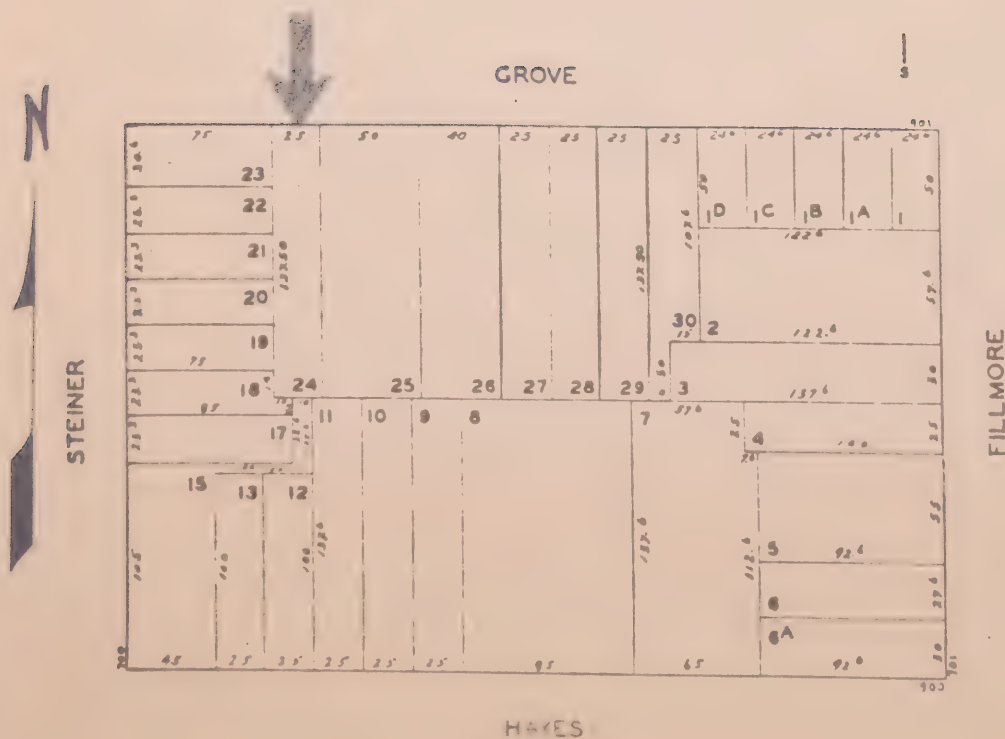
SALE PRICE: \$33,000.00 D.T. \$26,000.00 to San Rafael Federal Savings and Loan Association

LAND AREA: 3,438 sq. ft.

UNIT VALUE: \$27.50 per sq. ft. of bldg.

CONFIRMER: Mrs. Glynn 1/1

COMMENTS: Single family residence with no history of rental income.



Block 803 Lot 24

Address: 117 Drive St.

Type of Improvement: two story 12 room wood frame dwelling

Improvement Roll: 1960 Serial Date: _____

Building Area: 1,344 sq. ft. Rents: _____

First Floor: 1,344 sq. ft. _____

Second Floor: 1,344 sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood siding over brick foundation and no basement. Gabled roof with composition shingles. Interior walls are plaster, there are pine floors. 3 bathrooms, 17 fixtures, 1 tub, 2 showers, and 2 separate toilets are in this building. There are 4 gas fired circulating heaters, 2 fireplaces, and 8 closets also.

NOTE: As of May 2, 1969, premises have been gutted and have been vacant with the exception of the 3 rooms on the 2nd floor, occupied by owner, who anticipates converting to 4 units in the future.

Assessed Valuation: * Land \$ 13,500.00 Improvements \$ 1,100.00

1969-70 Taxes \$ 113.96



* Assessed value in 1968, 69 above figures.

SALES DATA

GRANTOR: First Savings and Loan Association, a corporation, formerly known as Guaranty Savings and Loan Association, a corporation

GRANTEE: C. Gordon Keyser, a single man

ZONING: San Francisco R-3

RECORDING: Book B149, Page 845, File No. P65323

DATE OF DEED: June 6, 1967 DATE OF RECORDING: 6/7/67

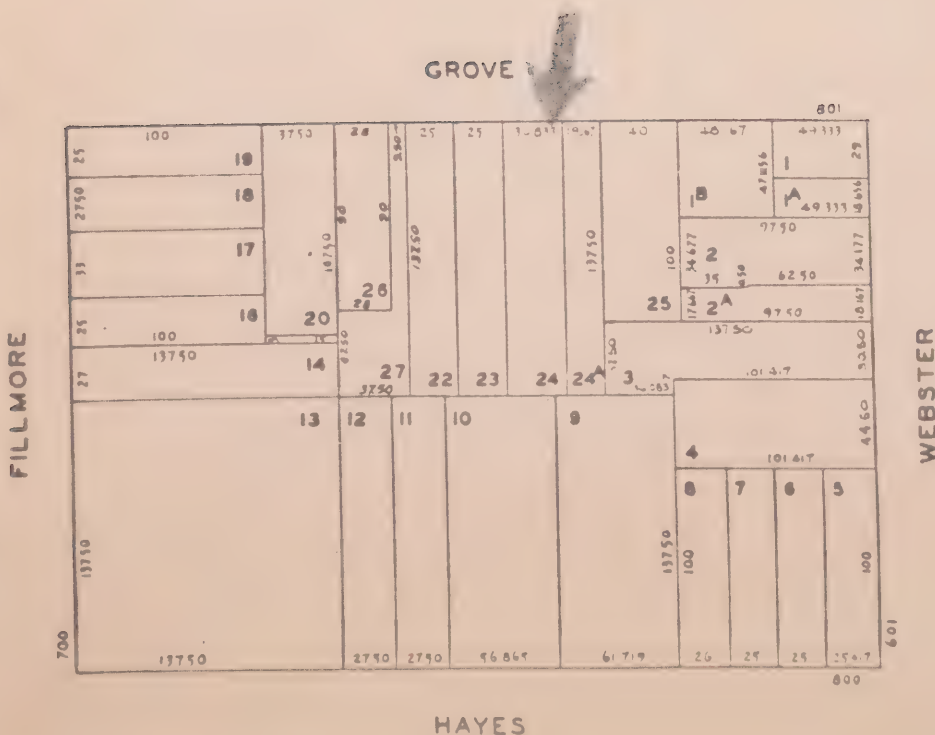
PRICE: \$15,500.00 D.T. \$13,950.00 to First Savings and Loan Association

LAND AREA: 4,240 sq. ft

UNIT VALUE: \$3.66 per sq. ft. land

CONFIRMED: Mr. Ray McPherson, of Great Western Savings & Loan 1/9/70 (formerly First S. & L)

COMMENTS: Shell of house vandalized, even down to the pi
Sold as is.



Address: 133 1st St.

Type of Improvements: new 1 y w o frame dwelling - 3 room

Improvement Built: 1955 Rental Rate: _____

Building Area: 50 sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full, unfinished basement, with parking space for one car. Exterior walls are rustic with a wood grain. Flat, tar and gravel roof. Interior finish is sheetrock plaster walls. Living and 2 rooms with hardwood floors 1 with pine. There is one bathroom, 4 closets and 1 tub. Gas circulating heater and 2 closets. There is also a fire furnace.

Assessed Valuation: *Land \$ 400.00 Improvements \$ 3,000.00

1963-70 Taxes \$ 196.40



*Assessed value as of 1/1/63 of above frame.

Block 807 Lot 27 A

Address: 217 Webster Street

Type of Improvement: Two story wood frame dwelling

Improvement Built: 1900 Rental Rate: _____

Building Area: 1,500 sq. ft. Rents: _____

First Floor: 750 sq. ft. _____

Second Floor: 750 sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Full basement, unfinished floor with one car parking space. Exterior walls are masonry with plain trim. Flat, tar and gravel, roof. Interior trim is pine over plaster walls. 6 pine floors, 1 bathroom, 5 fixtures, one tub. 2 circulating gas heaters, 4 closets.

Assessed Valuation: Land * \$ 0,400.00 Improvements \$ 6,400.00

1969-70 Taxes \$ 301.60



* Assessed value is 25% of above figures

Block 821 Lot 2A

RECORDING: Book A871, Page 36, File No. N66877

DATE OF DEED: February 5, 1965 DATE OF RECORRING: 2/8/65

I.R.S. \$19.80

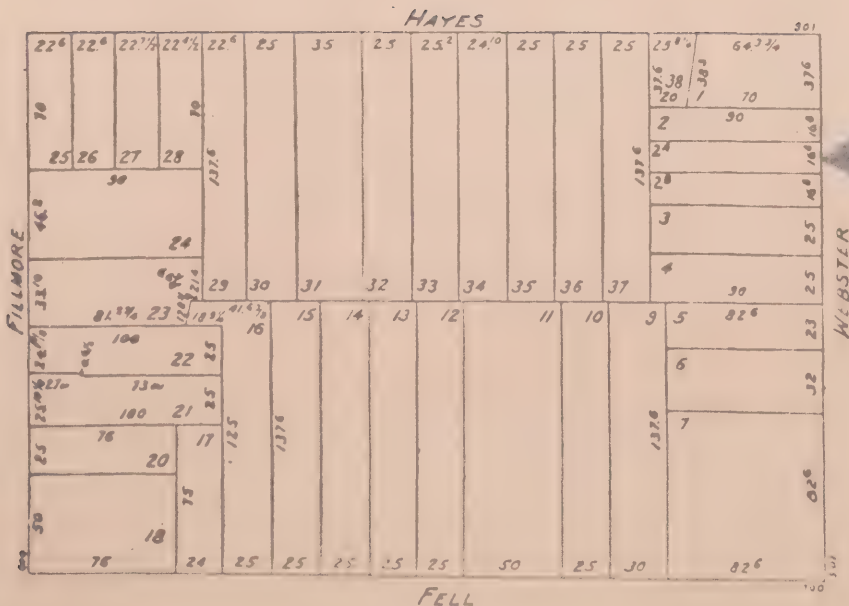
SALE PRICE: \$18,000.00 D.T. \$13,500.00 to Solano Savings and Loan Association

LAND AREA: 1,499 sq.ft. (16.66' x 90') \$3,500.00 to grantor

UNIT VALUE: \$12.00 per sq.ft. of building included and land

CONFIRMED: Mr. Oniel (Broker) 12/7/69

COMMENTS: Single family residence with 3 room



Address: 515 Webster Street

Type of Improvement: Two story wood frame, 6 room dwelling

Improvement Built: 1900 Rental Rate:

Building Area: 1,530 sq. ft. Rents:

First Floor 765 sq. ft.

Second Floor 765 sq. ft.

Third Floor sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Brick foundation with a full unfinished, cement floor basement. Exterior walls are rustic, asbestos siding in the front. Plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. 6 pine floors, 1 bathroom, 6 fixtures, one room with separate toilet. One fireplace, 1 circulating heater, 5 closets. Steps are wood and cement.

Assessed Valuation: *Land \$ 6,400.00 Improvements \$ 6,400.00

1969-70 Taxes \$ 301.10

*Assessed value is 25 % of above figures.

Block 821 Lot 2B

GRANTOR: George Hills and Lilly J. Hills, his wife; Jack A. Peterson and Patricia A. Peterson, his wife

NING: San Francisco R-4

RECORDING: Book A876, Page 215, File No.

DATE OF DEED: January 28, 1965 DATE OF RECORDING: 2/2/65

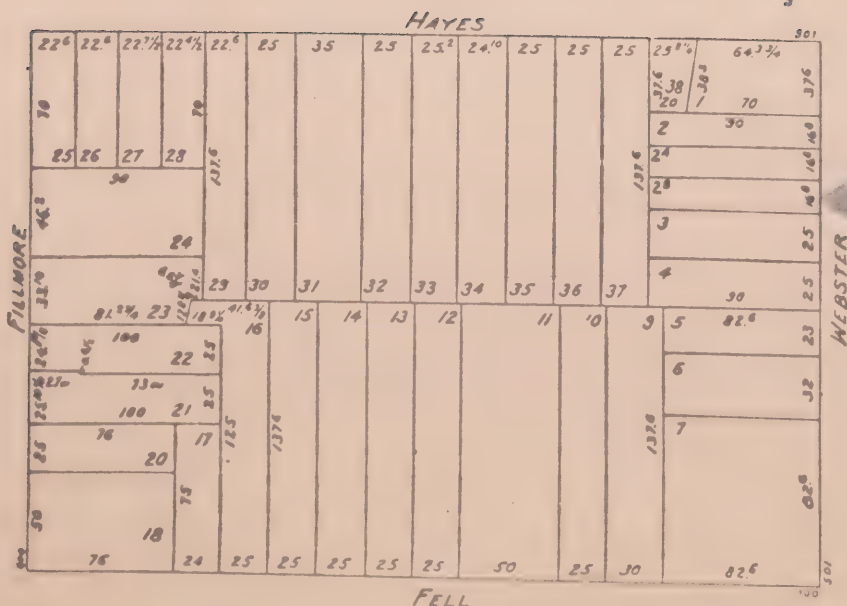
R.S. \$19.80

SALE PRICE: \$18,000.00 D.T. \$13,750.00 to Solano Savings and Loan Association

LAND AREA: 1,499 sq.ft. (16.66x 90') \$3,250.00 to grantors

UNIT VALUE: \$11.76 per sq.ft. of building including land

Single family residence. This building has been completely remodeled and now conforms with city codes. Currently for sale at \$27,500.00.



Block 821 Lot 2 B.



Address: 635 Steiner Street

Type of Improvement: Two story wood frame dwelling with 9 rooms

Improvement Built: 1945 Rental Rate: _____

Building Area: 2,910 sq. ft. Rents: _____

First Floor 1,450 sq. ft. _____

Second Floor 1,450 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Used as two flats.

Concrete foundation with a partial unfinished basement having a cement floor, with the exterior walls being rustic and plain trim, also, roof being mixed, gable with composition shingle and a flat, tar and gravel section make up this building. The interior trim is pine over plaster walls with one beam ceiling. Rooms contain 3 hardwood floors, 6 pine floors, 3 bathrooms with 18 fixtures, 3 built-in tubs, 3 separate toilets, 3 fireplaces, 3 gas circulating heaters, 3 wallbeds and 12 closets.

Assessed Valuation: * Land \$ 11,200.00 Improvements \$ 11,200.00

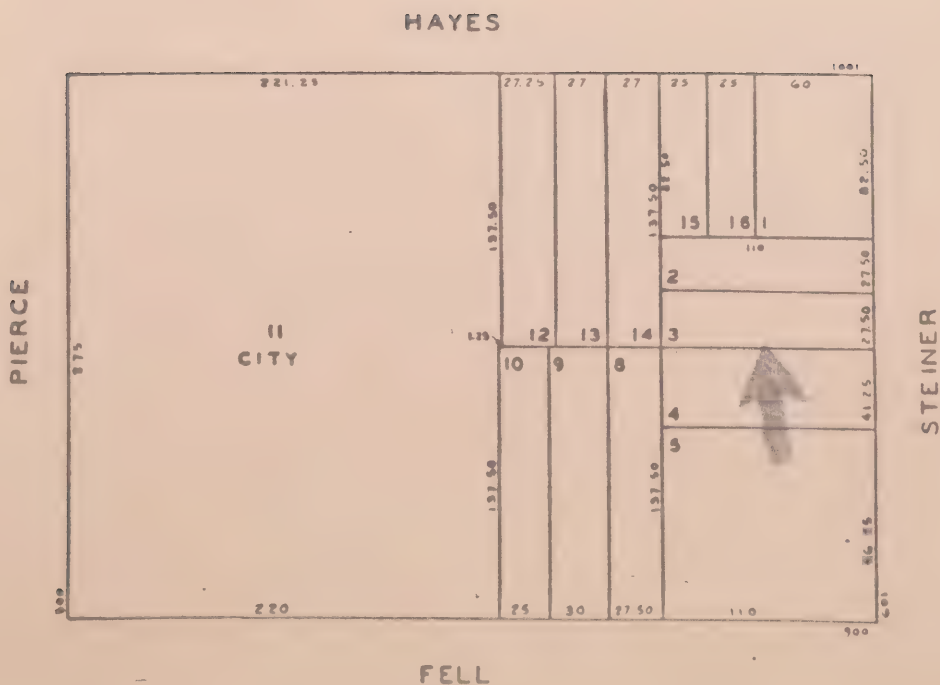
1969-70 Taxes \$ 698.24

*Assessed value is 25% of above figures.

Block 421 Lot 3

SALES DATA

OWNER: Satchell and Alberta Satchell, his wife
BUYER: Jeremy Ets-Hokin and Judith Ets-Hokin, his wife and Allan
 Garrett and Muriel Garrett, his wife
RECORDING: Book B177, Page 333, File No. 015144
DATE OF DEED: September 12, 1967 **DATE OF RECORDING:** 9/15/67
SALE PRICE: \$24,500.00 **D.T.:** \$20,000.00 - assumed
LAND AREA: 3,025 sq.ft.
UNIT VALUE: \$12,250.00 per apartment unit
CONFIRMED: Mr. J.B. Bell broker 1.12/70
COMMENTS: No rents available. Owner occupied when sold.



Block 823 Lot 3

Address: 942-944 Fell Street

Type of Improvement: Two story wood frame 13 room dwelling

Improvement Built: 1907 Rental Rate:

Building Area: 3,760 sq. ft. Rents:

First Floor 1,880 sq. ft.

Second Floor 1,880 sq. ft.

Third Floor sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Used as 2 flats.

Building has a concrete foundation with a full unfinished basement having a cement floor with room for parking one car and exterior walls of rustic with plain trim. Flat, tar and gravel roof and interior trim is pine over plaster walls. Rooms contain 13 pine floors, 13 fixtures in 2 baths, with 2 tubs and 2 separate toilets, 2 circulating gas heaters, 2 fireplaces and 8 closets.

Assessed Valuation: * Land \$ 11,500.00 Improvements \$ 12,400.00

1969-70 Taxes \$ 734.32

*Assessed value is 25% of above figures.

Block 823 Lot 10



Address: 808 Oak Street

Type of Improvement: One story, 6 room wood frame dwelling

Improvement Built: 1893 Rental Rate: _____

Building Area: 1,509 sq. ft. Rents: _____

First Floor 1,401 sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

Basement 108 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

wood siding exterior over brick foundation. Partial basement unfinished, with one finished room on wood floors, part of basement floor is concrete. Flat, tar and gravel roof. The exterior walls are plastered. Rooms have pine floors. One bath with 5 fixtures and one tub. There is a circulating closet, 6 on first floor and 3 closets.

Assessed Valuation: Land \$ 10,400.00 Improvements \$ 5,600.00

1969-70 Taxes \$ 271.60

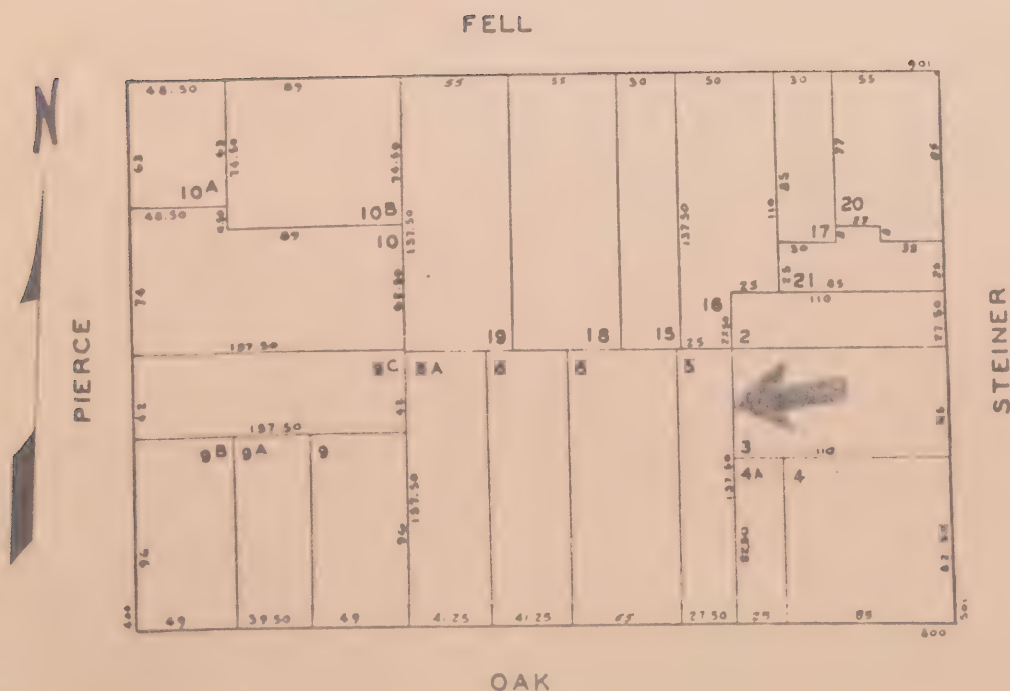
Assessed value is 25% of above figures.

Block 122 Lot 5

SALES DATA

I. R. S. \$13.00

LAND AREA: 3,781 sq.ft.



Block 826 Lot 5



Address: 644 Oak Street

Type of Improvement: two story, 7 room wood frame dwelling

Improvement Built: 1891 Rental Rate: _____

Building Area: 2,056 sq. ft. Rents: _____

First Floor 1,175 sq. ft. _____

Second Floor 881 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

1890 construction with 2 1/2 ft basement, unfinished, concrete floor. Parking for 2 cars. Exterior walls are masonry with stucco finish. Stucco on the sides. Gabled construction attached roof. Interior this is plaster over plaster walls. There are 7 rooms with pine floors, 2 bedrooms, 2 bathrooms, 2 full bathrooms, 2 closets in this building. Brick retaining walls and steps around this building.

Assessed Valuation: Land \$ 11,200. Improvements \$ 5,700.

1969-70 Taxes \$ 512.44

*Assessed value is 25% of above figures.

Block 42E Lot 10

SALES DATA

GRANTOR: Thomas Hill, as his separate property

GRANTEE: Leonard C. Gage and Barbara Jean Gage, his wife

ZONING: San Francisco R-4

RECORDING: Book B 78, Page 873, File No. P11724

DATE OF DEED: August 29, 1966 DATE OF RECORDING: 8/31/66

I.R.S. \$11.00

SALE PRICE: \$10,000.00 D.T. \$8,000.00 to American Savings
and Loan Association of
California

LAND AREA: 3,438 sq.ft.

UNIT VALUE:

CONFIRMED: Mr. Leonard C. Gage 12/29/69

COMMENTS: Single family residence in the process of being remodeled -
12/29/69.





Address: 112 Webster Street

Type of Improvement: One story, 1 room wood frame dwelling

Improvement Built: 1895 Rental Rate: _____

Building Area: 626 sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood construction with a full basement, unfinished, wood floor basement. Exterior walls are rustic with a plain trim. Gabled composition asbestos roof. Interior trim is pine, two windows, 1 door. All pine floors, 5 fixtures in one bathroom, 1 fireplace, 1 gas circulating heater and 2 closets are in this building.

Assessed Valuation: * Land \$ 5,600.00 Improvements \$ 2,900.00

1969-70 Taxes \$ 261.14

*Assessed value is 25% of above figures

Block 829 Lot 17A

SALES DATA

GRANTOR: Jack Verderame and Rose Verderame, his wife

GRANTEE: Cleve Rubin and Rebecca Rubin, his wife

ZONING: San Francisco R-3

RECORDING: Book B 33, Page 906, File No. 072276

DATE OF DEED: March 28, 1966 DATE OF RECORDING: 3/29/66

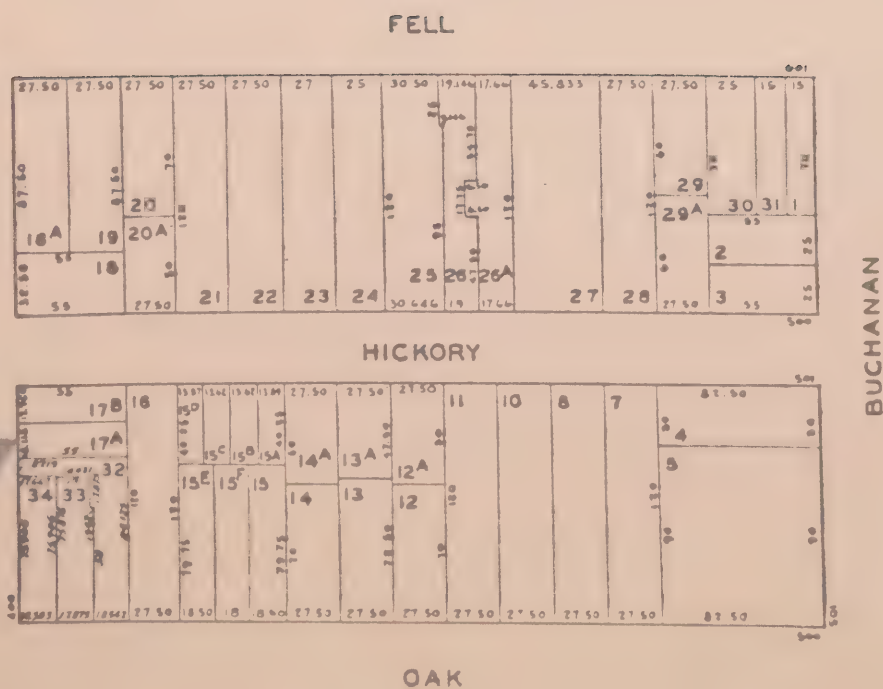
I.R.S. \$7.15

SALE PRICE: \$6,900.00

LAND AREA: 996 sq.ft. (18.115' x 55')

UNIT VALUE: \$6.93 per sq.ft. of land including residence.

COMMENTS: This parcel is handled by a real estate company having problems collecting the rent.



Block 829 Lot 17A



Address: 414 Webster Street

Type of Improvement: 1 story wood frame dwelling with 4 rooms

Improvement Built: 1896 Rental Rate: _____

Building Area: 873 sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick foundation with a full unfinished basement with dirt floor. Exterior walls are rustic with plain trim. Building has gabled, asbestos composition shingles and interior trim is pine over plaster walls. Rooms have all pine floors. 1 Bathroom with 3 fixtures, one tub, one fireplace, one circulating gas heater and 1 closet.

Assessed Valuation: Land \$ 6,800.00 Improvements \$ 2,000.00

1969-70 Taxes \$ 145.84

*Assessed value is 25% of above figures

Block 529 Lot 17B

SALES DATA

GRANTOR: Robert B. Levy and Lucille C. Levy, his wife

GRANTEE: Josephine Campbell

ZONING: San Francisco R-4

RECORDING: Book B189, Page 555, File No. 024279

DATE OF DEED: October 20, 1967 DATE OF RECORDING: 11/1/67

I.R.S. \$33.00

SALE PRICE: \$30,000.00 D.T. \$23,024.85 to grantors

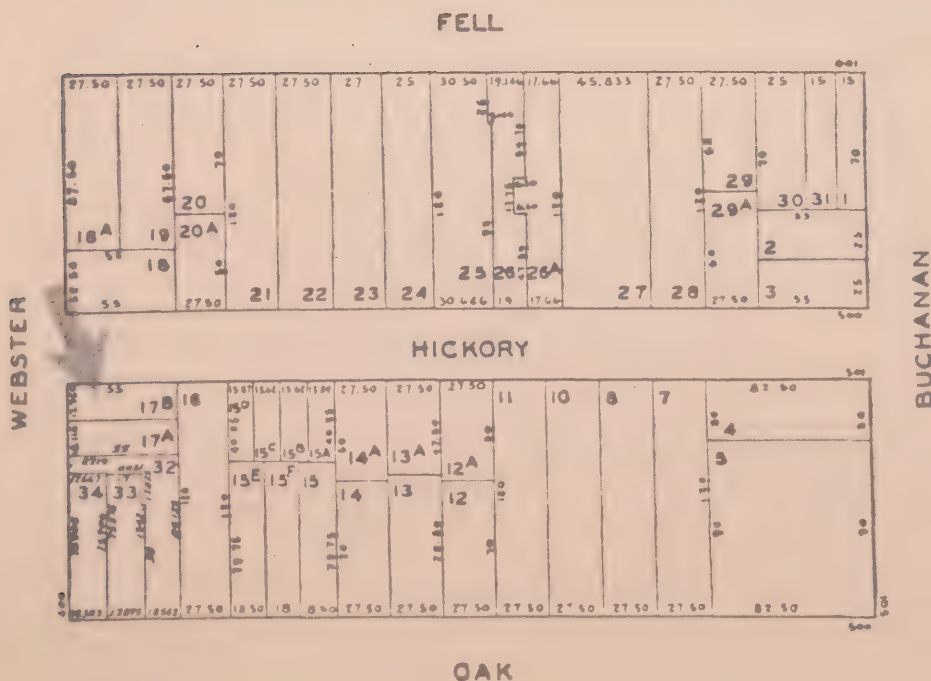
LAND AREA: 977 sq.ft. (17.76' x 55')

WITH VARIATE:

CONFIRMED: Mr. Levy 12/30/69

COMMENTS: Edward W. Lanham, a single man granted realty to David W. Nash, a single man by deed dated July 10, 1967 and recorded 7/14/67 in Book B159, Page 887, File No. 02175. 17.76' x 55'.

Re-purchased by grantor sometime in 1968. Levy sold with no down payment.
Single family residence.



Address: 600 A Fell St.

Type of Improvement: two story wood frame dwelling with 6 rooms

Improvement Built: 1880 Rental Rate: _____

Building Area: 1,410 sq. ft. Rents: _____

First Floor 420 sq. ft. _____

Second Floor 670 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a partially unfinished basement, cement floor. Exterior walls are rustic with plain trim. Low gabled roof with tar and gravel over. Interior trim is pine over plaster walls. There are 5 rooms with hardwood floors, 3 with pine. One bathroom with 2 fixtures and 1 tub. 1 gas furnace. NOTE: In 1942 the owner refurbished this building and put in both gas range and oven, dishwasher, stainless steel sink.

Assessed Valuation: * Land \$ 5,000.00 Improvements \$ 2,000.00

1963-70 Taxes \$ 294.96



* Assessed value is 95% of Market Value.

Block 1029 Lot 31

SALES DATA

GRANTOR: Jose Z. Polar, a single man

GRANTEE: John C. M. Lambert, a single man

ZONING: San Francisco R-4

RECORDING: Book B213, Page 122, File No. 041824

DATE OF DEED: January 19, 1968 DATE OF RECORDING: 1/31/68

I.R.S. \$26.95

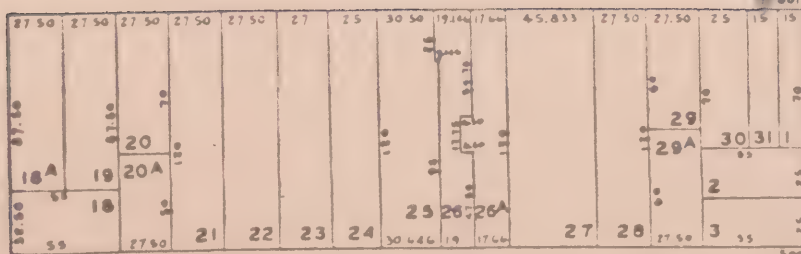
SALE PRICE: \$19,750.00
 AD VALOREM TAX: \$1,004.00

UNIT VALUE: \$19.75 per sq. ft. of bldg.

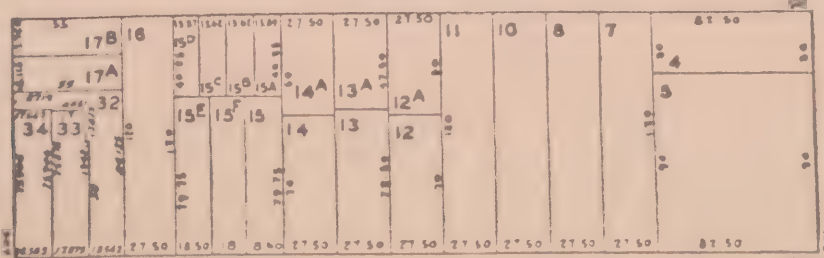
CONFIRMED: Co. Rec.

COMMENTS: Principals were unavailable.

FELL



HICKORY



OAK

11/10/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

Address:

2357 Post Street (Front)

Type of Improvement: One story single family dwelling with 5 rooms

Improvement Built: 1890 Rental Rate:

Building Area: 1,125 sq. ft. Rents:

First Floor sq. ft.

Second Floor sq. ft.

Third Floor sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Building is wood frame with brick foundation and full unfinished basement with cement floor and parking for two cars. The exterior walls are rustic with plain trim. Gabled, asbestos roof. The interior trim is pine over plaster walls. Rooms consists of 5 pine floors, 5 fixtures in one bathroom and one separate toilet, one porch and 2 closets.

Assessed Valuation: * Land \$ 11,200.00 Improvements \$ 4,600.00

1969-70 Taxes \$ 485.44

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* Assessed value is 15% of above figures.

Address:

55 Garden Street

West Boston

Type of Improvement: One story wood frame dwelling with 4 rooms

Improvement Built: 1880

Rental Rate: _____

Building Area: 600 sq. ft.

Rents: _____

First Floor _____ sq. ft.

Second Floor _____ sq. ft.

Third Floor _____ sq. ft.

_____ sq. ft.

_____ sq. ft.

Improvement Description:

Building is made of of wood sill, no basement, rustic exterior with plain trim. There is a flat, tar and gravel roof and the inteior trim is pine with plaster walls. Rooms consists of 4 pine floors, 5 fixtures in one bathroom and 2 closets.

NOTE: No value placed on this by the assessor's office.

Assessed Valuation: * Land \$ 11,200.00 Improvements \$ 4,600.00

1969-70 Taxes \$ 485.44

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SALE DATA

The Homestead Bank: Exercise of the Bank's Will and
 Foreclosing Mortgage - (Grant) - (Deceased)

GRANTOR: J. G. & Company

SALE PRICE: \$20,050.00

RECORDING: Book B205, Page 1862, File No.

DATE OF DEED: December 1, 1967 DATE OF RECORDING: 12/1/67

I.R.S.

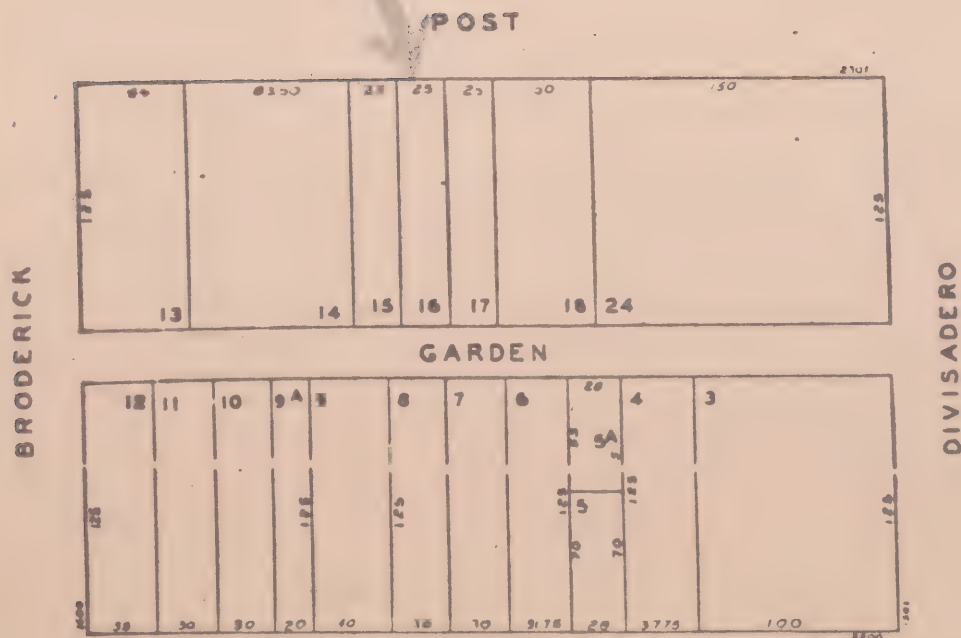
SALE PRICE: 20,050.00

LAND AREA: 1,125 sq.ft. (25' x 45')

UNIT VALUE: \$10,000.00 per sq.ft.

CONFIRMED: Superior Court 12/1/67 - San Francisco

COMMENTS:



This map is for reference only and is not a part of the evidence of title to which it is attached nor is it to be construed or accepted as a survey.

GEARY

Address: _____

City: _____

Type of Improvement: Two Story wood frame 6 room dwelling

Improvement Built: 1904

Rental Rate: _____

Building Area: 1,400 sq. ft.

Rents: _____

First Floor 700 sq. ft.

Second Floor 700 sq. ft.

Third Floor _____ sq. ft.

_____ sq. ft.

_____ sq. ft.

Improvement Description:

Concrete foundation with a full unfinished basement which has a dirt floor. The exterior walls are rustic with plain trim and the interior trim is pine over plaster walls. There is a dormer hip type roof with metal tin coating. Rooms consist of 3 hardwood floors, 3 pine floors and one bathroom with 5 fixtures in it. There is one fireplace and 2 closets and a small attic.

Assessed Valuation: * Land \$ 4,800.00 Improvements \$ 5,900.00

1969-70 Taxes \$ 328.74

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SALE 10/29/68

GRANTOR: William L. Seeley, as administrator of the Estate of Mary Ellen Seeley, decessed

GRANTEE: A. E. Campana

ZONING: San Francisco R-4

RECORDING: Book B284, Page 851, File No. R22995

DATE OF DEED: October 14, 1968 DATE OF RECORDING: 10/29/68

I.R.S. \$13.75

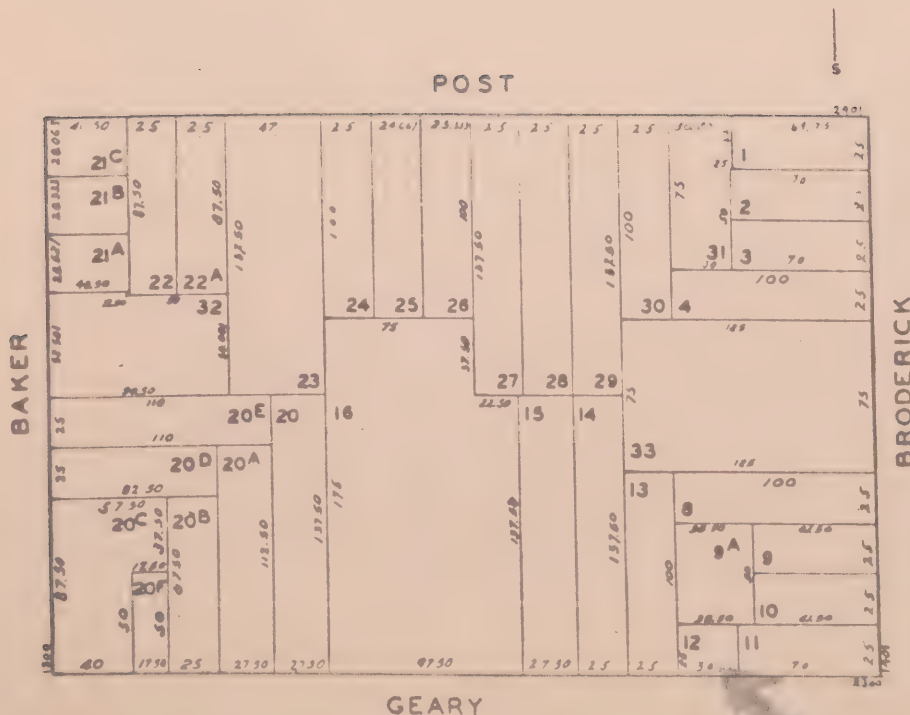
SALE PRICE: \$12,500.00 D.T. \$10,000.00 to Eureka Federal Savings and Loan Assoc.

LAND AREA: 780 sq.ft. (30' x 26')

UNIT VALUE: \$8.93 per sq.ft. of building including land

CONFIRMED: Superior Court 10/10/68

COMMENTS:



Address: 254 Post Street

Type of Improvement: Two story wood frame, 6 room dwelling

Improvement Built: 1900 Rental Rate: _____

Building Area: 1,358 sq. ft. Rents: _____

First Floor 858 sq. ft. _____

Second Floor 500 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building has a brick foundation and no basement. The exterior walls are rustic with plain trim. There is a gabled roof with asbestos composition shingles. The interior trim is pine over plaster walls. Rooms consist of 6 pine floors, one bathroom with 5 fixtures, one tub. There is a barn on this parcel. There is no heat in this building and it contains 4 closets.

Assessed Valuation: * Land \$ 11,900.00 Improvements \$ 7,000.00

1969-70 Taxes \$ 580.70

*Assessed value is 25% of above figures.

Block 1081 Lot 31

SALES DATA

GRANTOR: Gertrude Nebeling, as executrix of the Will of Adam Nebeling, deceased

GRANTEE: Peter L. Newell, a married man, as his separate property

LOCATION: San Francisco R-3

RECORDING: Book B 50, Page 784, File No. 84677

DATE OF DEED: May 11 1966 DATE OF RECORDING: 5/17/66

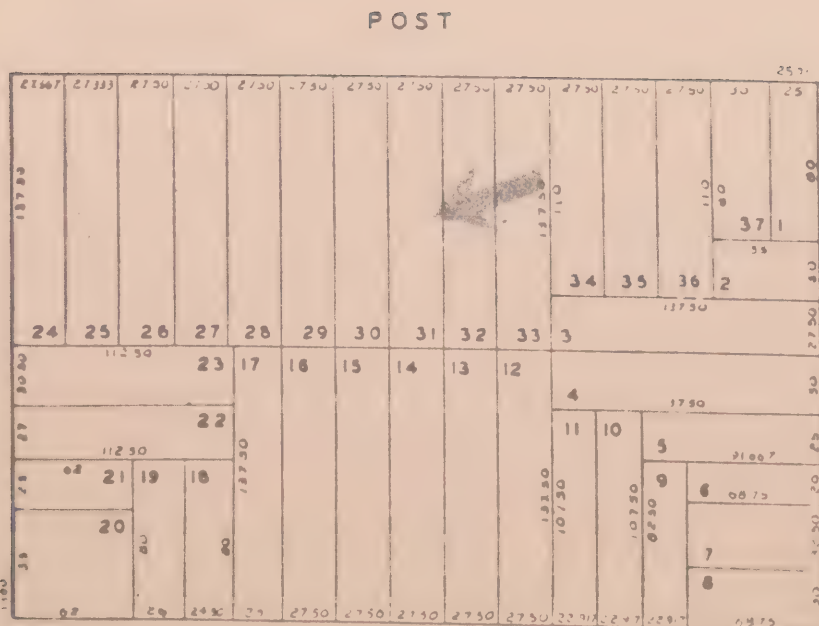
SALE PRICE: \$22,100.00 to Lytton Savings and Loan Association

LAND AREA: 1,111 sq. ft. of building including land

UNIT PRICE: \$20.25 per sq. ft. of building including land

CONFIRMED: Superior Court 5/13/66

COMMENTS:



Block 1981 Lot 31

Address: 35 Beideman Street

Type of Improvement: One story, 5 room wood frame dwelling

Improvement Built: 1900 Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building has a concrete foundation with a full unfinished basement with a cement floor and 2 car parking. The exterior walls are rustic with a plain trim and the interior trim is pine over plaster walls. There is a gabled, asbestos shingled roof. Rooms consist of 5 pine floors with one bathroom containing 5 fixtures. There is one fireplace and 3 closets.

Assessed Valuation: Land \$ 2,100.00 Improvements \$ 2,900.00

1968-70 Taxes \$ 170.00

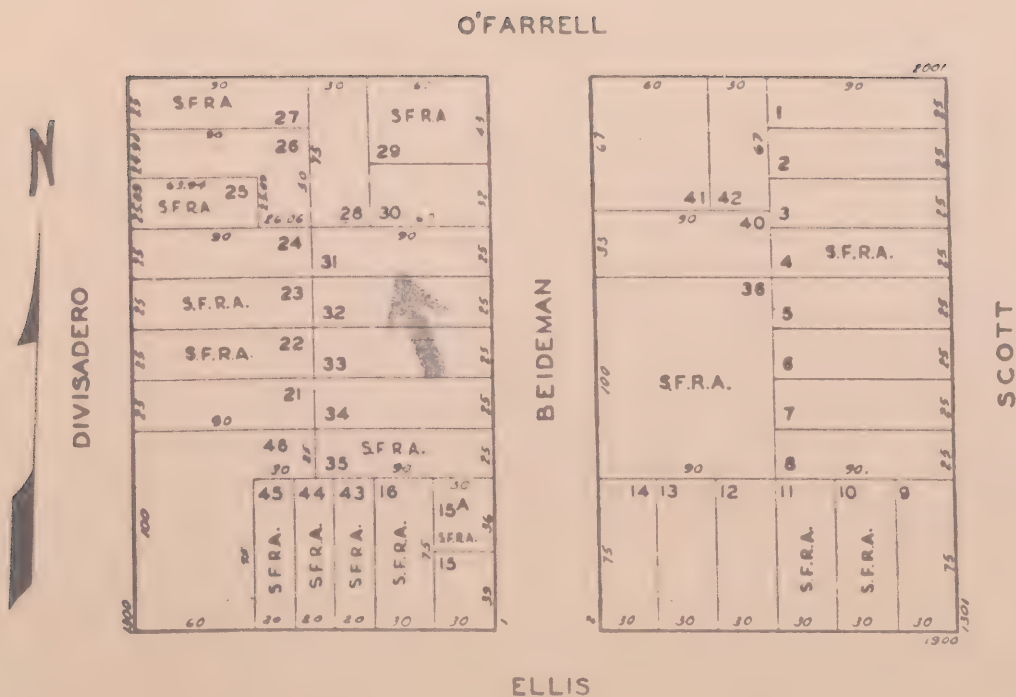
Assessed value of 25% of owner's interest.

Block 1100-10 21

ZONING: San Francisco

T.R.S.	\$16.50
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UNITED STATES



Block 1150 Lot 31



Address: 2072 Ellis Street

Type of Improvement: _____

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

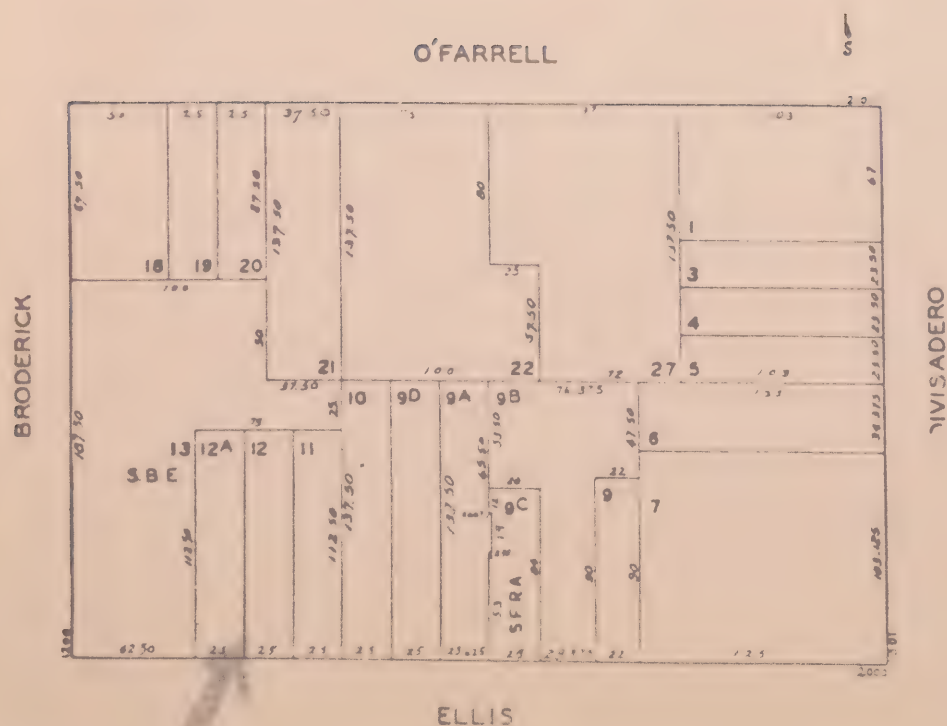
Assessed Valuation: * Land \$ 2,400.00 Improvements \$ 6,000.00

1969-70 Taxes \$ 409.56

* Assessed value is 15% of above figures.

Block 1101 Lot 11

SALES DATA





Address: 1544 Fulton St.

Type of Improvement: one story wood frame dwelling containing 4 rooms

Improvement Built: _____ Rental Rate: _____

Building Area: 650 sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior is rustic with plain trim. Multiball foundation and a gable-end roof. Interior trim is that of pine over plaster. There are 4 rooms with pine floors, 1 bathroom, 5 fixtures and 1 tub. There is also one porch and 2 closets. No heat.

Assessed Valuation: * Land \$ 9,600.00 Improvements \$ 2,000.00

1969-70 Taxes \$ 361.70

* Assessed value is 25% of above figures.

Block 1177 Lot 04

SALES DATA

GRANTOR: Rosie Sharer, a widow

GRANTEE: Joseph F. McCormick and Edith P. McCormick, his wife

ZONING: San Francisco R-3

RECORDING: Book A869, Page 71, File No. N59376

DATE OF DEED: January 3, 1965 DATE OF RECORDING: 1/15/65

SALE PRICE: \$16,500.00 D.T. \$10,500.00 to California Savings and Loan Co.

LAND AREA: 3,438 sq. ft. \$3,500.00 to Rosie Sharer

UNIT VALUE:

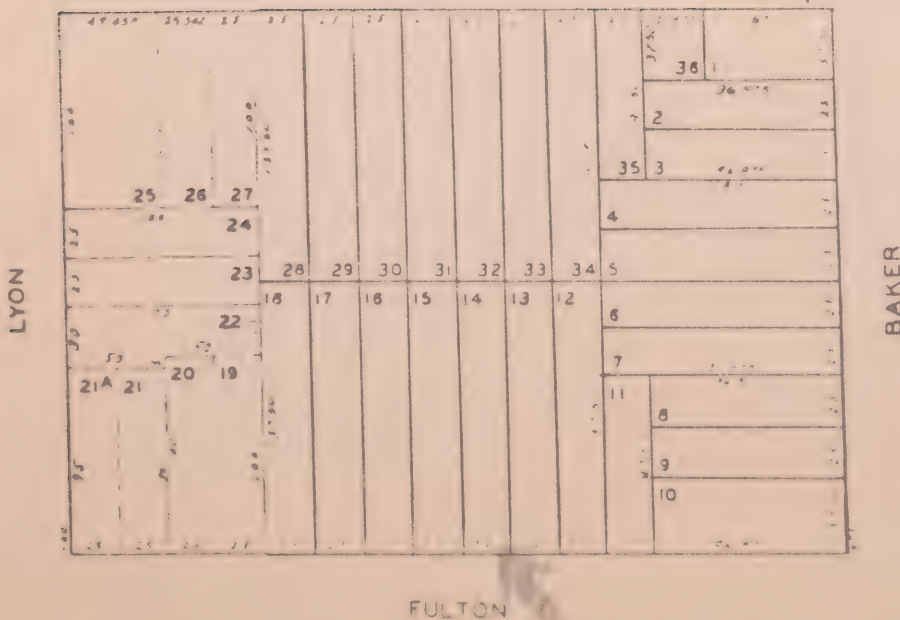
CONFIRMED: Mr. McCormick 1/8, 70

COMMENTS: Mr. McCormick is a real estate salesman who listed the property with a guarantee that he could sell it. It was not sold so he purchased it. He had trouble collecting the rent so he let it go back to the Savings & Loan Association. Currently transaction is in litigation with Mrs. Sharer suing the grantee for her money.

single family residential.

McALLISTER

1177 1
5



Address: 775 Broadway St.

Type of Improvement: 2 1/2 story wood frame dwelling containing 9 rooms.

Improvement Built: 1901 Rental Rate: _____

Building Area: 320 sq. ft. Rents: _____

First Floor 080 sq. ft. _____

Second Floor 980 sq. ft. _____

Third Floor _____ sq. ft. _____

1 1/2 story 150 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior walls are rustic with plain trim. Concrete foundation and a full basement (unfinished) with cement floor and a 2 car garage. There is an attached gabled porch located on the rear of the building. The roof is covered with asphalt shingles. The interior walls are plaster and the floors are made up of the following: There are 4 rooms with tile floors, 7 bedrooms and 1 bathroom with tile, and 1 separate toilet. There is 1 fireplace, 1 porch and 5 closets in this building.

Assessed Valuation: Land \$ 5,330.00 Improvements \$ 2,800.00

1969-70 Taxes \$ 181.82



* Appraised value is 25% of above figures.

SALES DATA

GRANTOR: Don A. Johnson, a single man

GRANTEE: Louise Lucas, a single woman

ZONING: San Francisco R-3

RECORDING: Book B105, Page 888, File No. P32160

DATE OF DEED: December 21, 1966 DATE OF RECORDING: 12/23/66

\$3.85 2nd D.T. \$1,513.00

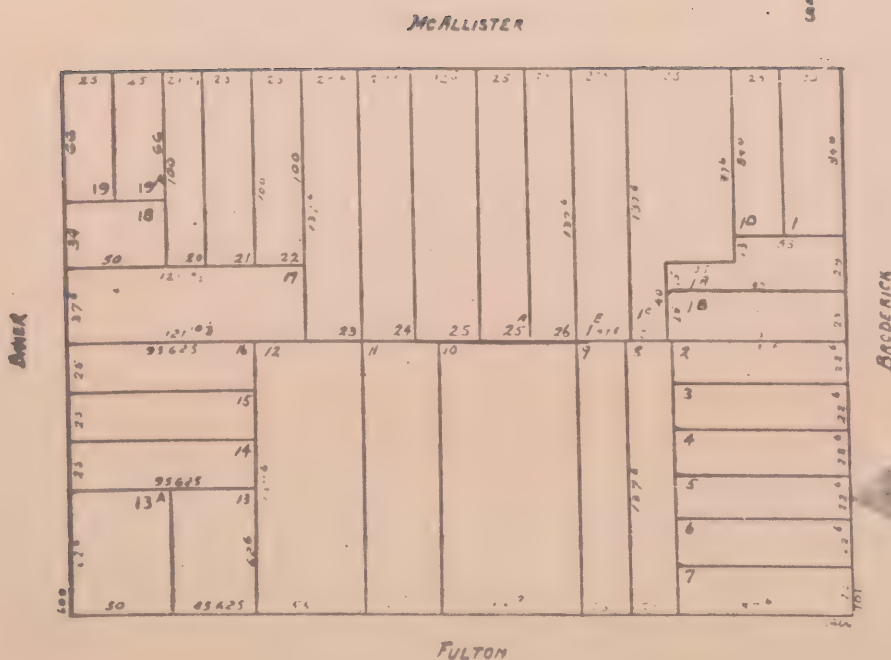
SALE PRICE: \$23,850.00

LAND AREA: 1,969 sq. ft.

UNIT VALUE:

CONFIRMED: Chas. Mosser, Phillip Realty

COMMENTS: single family residence.





Address: 1772 McAllister St.

Type of Improvement: one-story wood frame dwelling containing 5 rooms

Improvement Built: 1895 Rental Rate: _____

Building Area: 1100 sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior trim is rustic with plain trim. Concrete foundation and a full basement, unfinished, cement floor. Tar and gravel flat roof. Pine over plaster make up the interior trim. There are 4 rooms of hardwood floors, 1 pine and one bathroom, 2 fixtures, and 1 tub. Heating is provided by a circulating heater and there is one fireplace, one porch and 2 closets.

Assessed Valuation: Land \$ 9,000.00 Improvements \$ 5,100.00

1969-70 Taxes \$ 341.04

SALES DATA

GRANTOR

Katie Barcus, a widow

GRANTEE

Boris Bageyev, a single man

LOCATION

San Francisco R-4

RECORDING

Book A876, Page 61, File No. 2164722

DATE OF SALE

January 28, 1965

DATE OF RECORDING: 2/2/65

CONSIDERATION

\$20.35

PRICE

\$18,500.00

D.T. \$13,500.00 to Home

APPROVAL

\$8,300.00 to City of San Francisco

Home Owners Association of San Francisco

TERMS

\$10.00 per sq. ft. of bldg.

INTEREST

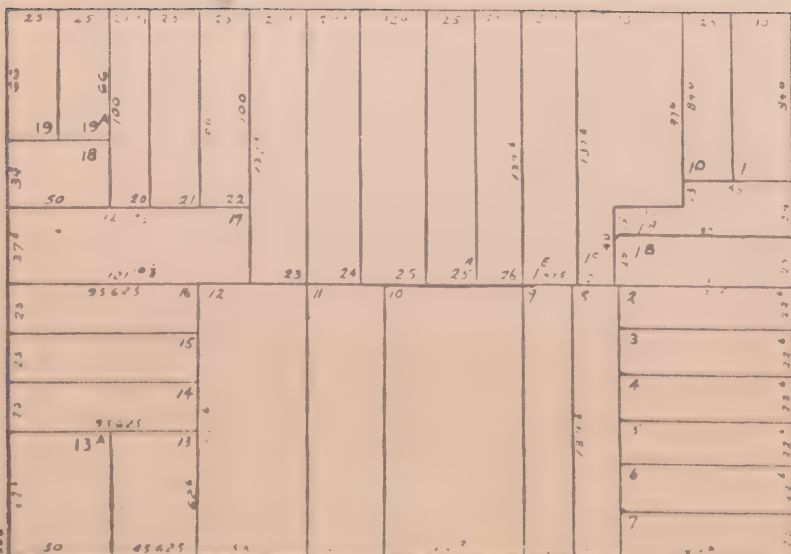
Mr. Leland, broker, 1234 5th St.

USE

Single family residence.

McALLISTER

3



FULTON

BRODERICK

BAKER

Block 1178 Lot 22



Address: 1180 11th Street

Type of Improvement: Two story, 2 room wood frame ceiling

Improvement Built: 1885 Rental Rate: _____

Building Area: 2,500 sq. ft. Rents: _____

First Floor 1,250 sq. ft. _____

Second Floor 1,250 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Used as 1 apartment

Brick foundation with a full unfinished basement with wood floor make up this dwelling along with the exterior walls of rustic with some asbestos shingles with plain trim. Building has a flat, asbestos shingle roof and interior trim is pine over plaster walls. Rooms contain 2 hardwood, 7 pine floors, 8 fixtures in 2 bathrooms, 1 fireplace and 5 closets.

Assessed Valuation: * Land \$ 11,900.00 Improvements \$ 10,500.00

1969-70 Taxes \$ 596.06

*Assessed value is 25% of above figures.

Block 1180 Lot 4

SALES DATA

GRANTOR: Donald C. Goins, a single man and John Robert Kappel, a single man

GRANTEE: Charles F. Gustavson and Sharon L. Gustavson, his wife

ZONING: San Francisco R-4

RECORDING: Book B230, Page 474, File No. 054718

DATE OF DEED: March 21, 1968 DATE OF RECORDING: 4/3/69

I.R. \$37.40

SALE PRICE: \$34,000.00 D.T. \$25,500.00 to Solano Savings and Loan Association

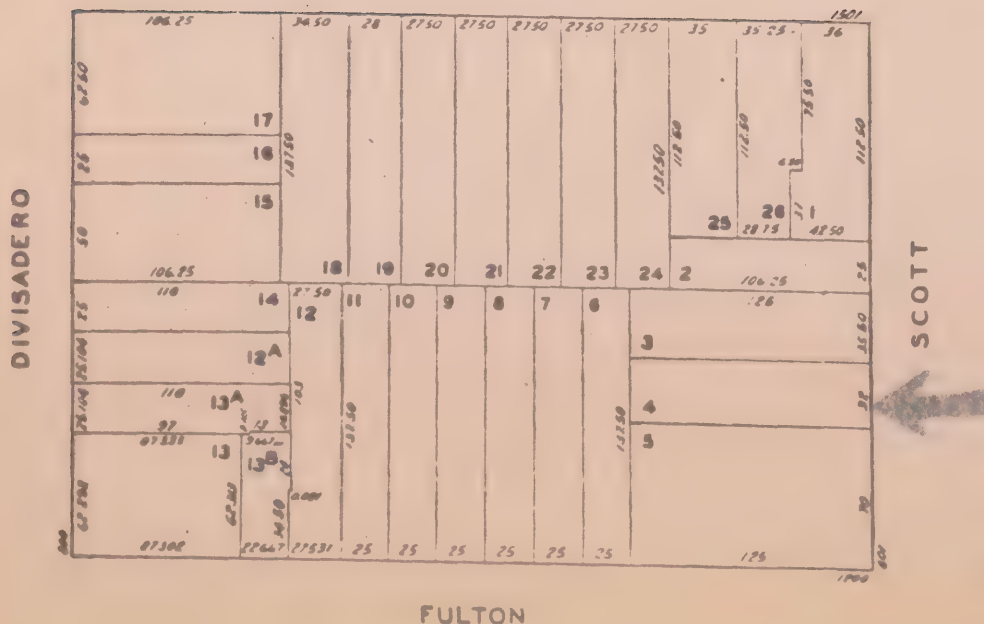
LAND AREA: 4,000 sq.ft.

UNIT VALUE: \$8.50 per sq.ft.

CONFIRMED: County Records

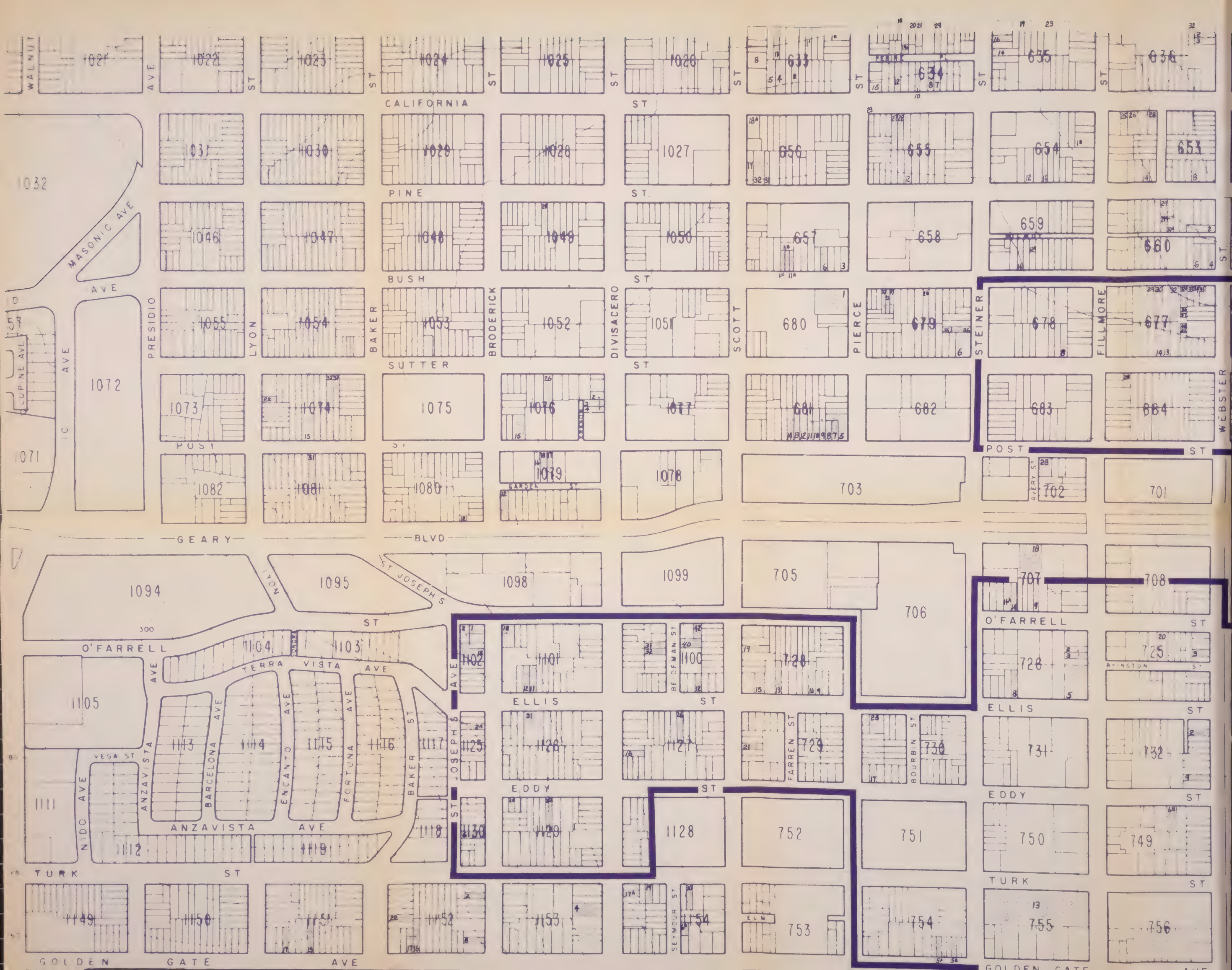
COMMENTS: Two story single family residence.

M^CALLISTER



Block 1180 Lot 4





1032

1071

1149

1031

1046

1055

1073

1082

1094

1105

1112

1150

1022

1047

1054

1074

1081

1095

1104

1113

1151

1030

1048

1053

1075

1080

1098

1101

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1079

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1100

1115

1153

1028

1050

1051

1077

1078

1097

1102

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1124

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1019

1046

1059

1081

1086

1099

1107

1125

1163

1018

1047

1060

1082

1087

1099

1108

1126

1164

1017

1048

1061

1083

1088

1099

1109

1127

1165

1016

1049

1062

1084

1089

1099

1110

1128

1166

1015

1050

1063

1085

1090

1099

1111

1129

1167

1014

1051

1064

1086

1091

1099

1112

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1013

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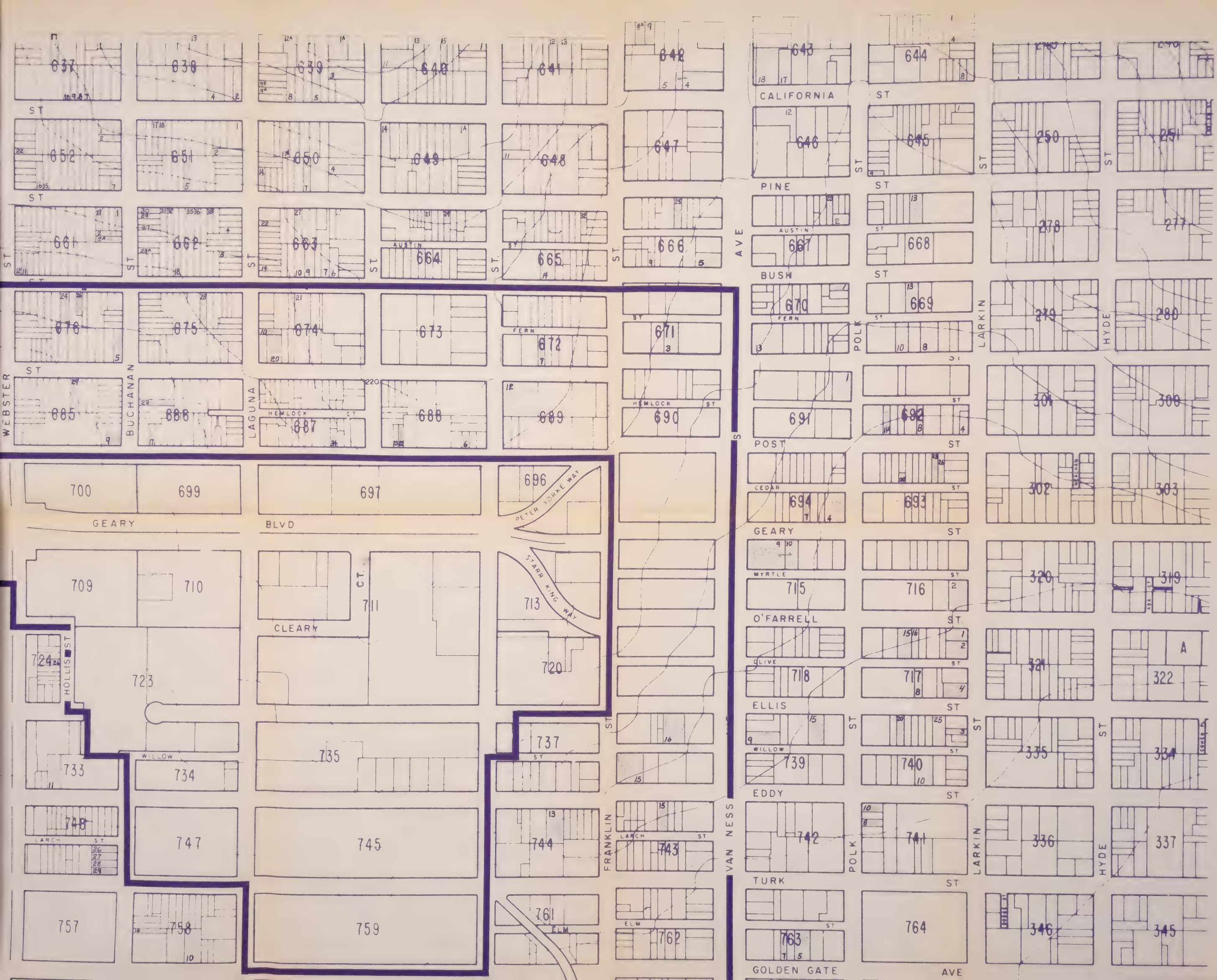
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RECEIVED

Blot 7, 10/1/77

7-1 Stamp

Street

Hand

R-3, San Francisco

A. presently, (A. 10/1/77)

10/1/77

1. Representative M. 10/1/77
Anchor Realty 2/1/78

1976-77

\$4,825.00

\$ 175.00

1977-78

November 1, 1977

\$47,000.00

500.00

2 rings

Highest 10/1/77

Over 10/1/77

Assessed 10/1/77

1. 10/1/77

Improvement

Tax 10/1/77

1. 10/1/77

Value 10/1/77

10/1/77

1. 10/1/77

10/1/77

3F4371
Redevelopment

WA-A-2 Master Data Study: Volume 1, c. 1970

3/11

ACID FREE - LIGNIN FREE
pH 8.0 - 10.0 DIBENEFY
Hollinger Metal Edge, Inc.
300-862-2222
2014

